

COVER PAGE PROPERTY TRANSFER

# 13051

BOOK & PAGE 2017-863-864

# PAGES 3

GRANTEES MASTER NAME # Ashley Marie Bartlett

PARCEL # / FILING NUMBER 002307100

Filing id# 10

DOC STAMPS \$ Exempt

SALES FILE # 96

# PAGES 3

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/ NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/ NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL/ NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT 195

TOTAL SALE PRICE \$ -0-

521 ADJUSTMENTS \$ —

ASSESSOR ADJUSTMENTS \$ —

REVIEW CODE NO

SALES DATE 4-30-2017

DEED TYPE Special Warranty Deed

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Exempt #2 - Secretary of Housing + Development Washington DC

# Real Estate Transfer Statement

96

- To be filed with the Register of Deeds. - Read instructions on reverse side.  
- If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>04</u> Day <u>20</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>04</u> Day <u>20</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Secretary of Housing and Urban Development</b> Street or Other Mailing Address <b>1670 Broadway 21st Floor</b> City <b>Denver</b> State <b>CO</b> Zip Code <b>80202</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Ashley Marte Bartlett</b> Street or Other Mailing Address <b>214 S. Sycamore St</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b>			
Phone Number <b>(512) 402-5879</b>		Phone Number <b>(402) 984-6244</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address <b>NA</b>				Email Address <b>NA</b>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Mobile Home <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$35,065**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes **Century 21**  No

18 Address of Property  
**214 S. Sycamore St.  
 Blue Hill, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**same as #6**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**The South Half of Lots Thirteen (13) and Fourteen (14), Block Sixteen (16), Original Town of Blue Hill, Webster County, Nebraska**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed .....	22	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **2**

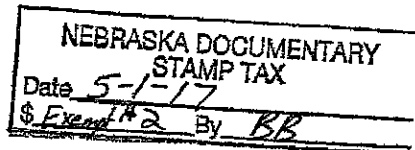
Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here** Sarah Wiles  
 Print or Type Name of Grantee or Authorized Representative  
 Signature of Grantee or Authorized Representative  
 Title **closer**  
 Date  
 Phone Number **(308) 382-4651**  
**042017**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>1</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number <b>\$ Exempt #2</b>	28 Recording Data <b>BK2017 Pg 863-864</b>

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 1<sup>st</sup> day of May A.D., 2017, at 10:05 o'clock A. M. Recorded in Book 2017 on Page 863-864  
Deb Klingsberger County Clerk  
16.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_



SPECIAL WARRANTY DEED

Return to: Grand Island Abstract  
704 W 3rd Street  
Grand Island, NE 68803

Case Number: 321-255811

This Deed made this 2<sup>nd</sup> day of April, 2017, between the Secretary of Housing and Urban Development, Washington DC 20414, ("Grantor"), in consideration of Ten Dollars and other valuable consideration received from Grantee does convey unto:

Ashley Marie Bartlett, a single person

("Grantee"), the real estate (as defined in Neb. Rev. Stat. 76-201) described as follows:

The South Half of Lots Thirteen (13) and Fourteen (14), Block Sixteen (16), Original Town of Blue Hill, Webster County, Nebraska.

Being the same property acquired by the Secretary of Housing and Urban Development pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531 et seq.).

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

1. Grantor is lawfully seized of said Premises and It is free from encumbrances, subject to any reservations, covenants and easements of record;
2. Grantor has legal power and lawful authority to convey the same; and
3. Grantor warrants and will defend the title to said Premises against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

This Deed is not in effect until 4/20/17

IN WITNESS WHEREOF, the undersigned being specifically named under the Delegation of Authority published at 77 Fed. Reg. 37252, Page 37258 (June 20, 2012.) as an authorized agent, has set his/her hand and seal as a principal and or officer of Chronos Solutions for and on behalf of the Secretary of Housing and Urban Development has hereunto sign as of the 19 day of April 2017.

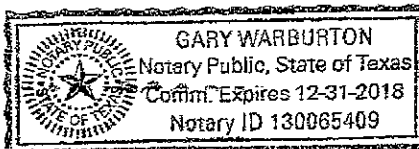
**Chronos Solutions, LLC**  
Secretary of Housing and Urban Development

For HUD by Justin Rippel, Pricing Manager

State of Texas  
County of Williamson

The foregoing instrument was acknowledged before me this 19 day of April 2017 by Justin Rippel, Pricing Manager Secretary of Housing and Urban Development.

[Signature]  
Notary Public Signature



WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/16/2017

Record : 1 of: 1

Parcel ID #: 000307700	Map #: 4133-00-0-20005-016-6690
BARTLETT, ASHLEY MARIE	Situs : 214 S SYCAMORE ST
214 S. SYCAMORE STREET	Legal : S1/2 LOTS 13 & 14 BLOCK 16 BLUE HILL ORIGINAL TOWN
BLUE HILL, NE 68930-	

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000	Manual Date : 06/13	Cost Factor : 0.95
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DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	2,097	x	67.62	= 141,799
<u>ADJUSTMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 9 (under base)	1	1176.67	(0.53)	(1,111)
BASEMENT COST	1,407	15.55	10.43	21,879
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH	1,257	6	3.60	7,542
ADJUSTED STRUCTURE COST	2097	x	81.12	= 170,109
<u>IMPROVEMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
DET GAR FAIR COND	264	16.20	27%	3,120 *
CONCRETE DRIVE/FAIR	780	4.05	27%	2,305 *
SOLID WALL PORCH	60	78.08		4,685
OPEN PORCH W/ROOF	180	17.65		3,175
SOLID WALL PORCH	210	47.17		9,905

TOTAL REPLACEMENT COST NEW	2097	x	89.59	= 187,875
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Depreciation : 75% Total	73% Physical	9% Functional	Economic	
Less Depreciation/Plus Appreciation :				(141,765)

Improvement Value .....	\$46,110
Land Value .....	\$1,480
Lump Sums FUNC BAD FOUNDATION	5,425 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$53,015
Value per Square Foot .....	\$25.00

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

RESIDENTIAL SALES FILE

PAGE 1 COMMENTS Exempt - Government

BOOK-PAGE 2017-863 DATE OF SALE 4-20-2017

LEGAL DESCRIPTION 1/2 of Lots 13 + 14 Block 16 Original town Blue Hill

LOCATION ID PARCEL(S) 000307700

ASSESSOR LOCATION Blue Hill ADDRESS OF PROPERTY 214 S. Sycamore St.

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	1480	41,835	43,315
2015	1480	41,835	43,315
2016	1480	53,245	54,725

SELLING PRICE 0 - 521 ADJUSTMENT — ASSESSOR ADJUSTMENT — ADJUSTED SELLING PRICE —

SCHOOL BASE # 6104 91-0074 HOUSE QUALITY 30 HOUSE CONDITION 25 DATE OF CONSTRUCTION 1920

MOBILE HOME N/A

COVER PAGE PROPERTY TRANSFER

#13052

BOOK & PAGE 2017-915  
 PARCEL #/  
 FILING NUMBER 000 304600

# PAGES 2  
 File # 6370

GRANTEE MASTER NAME # Samuel Corant Partner

DOC STAMPS \$ 146.25

SALES FILE # 97 # PAGES 2

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT 195

TOTAL SALE PRICE \$ 65,000

SZL ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 4-19-2017

DEED TYPE WD

SALE QUAL	<input checked="" type="radio"/> YES	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE	<input checked="" type="radio"/> 1 USABILITY	2 AS ADJUSTED	5 SUBCHANGED	4 SALE NOT TO BE USED	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	<input checked="" type="radio"/> BH BLUE HILL	BLA BLADEN	COW COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
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COMMENTS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# Real Estate Transfer Statement 97

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>4</u> Day <u>19</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>4</u> Day <u>19</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Jonathan D. Holl and Stephanie A. Holl</b> Street or Other Mailing Address <b>934 Rd X</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Samuel Grant Portner</b> Street or Other Mailing Address <b>806 W. Saline St.</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b>			
Phone Number <i>N/A</i>				Phone Number <b>402-519-8325</b>		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address <i>N/A</i>				Email Address <i>N/A</i>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLI	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$65,000**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Prairie Title**  No

18 Address of Property  
**806 W. Saline St., Blue Hill NE 68930**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantee**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**Lots 2 and 3, Block 12, Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22 \$ 65,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23 \$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24 \$ 65,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Samuel G. Portner**

Print or Type Name of Grantee or Authorized Representative

*Samuel G. Portner*  
Signature of Grantee or Authorized Representative

Grantee

**402-519-8325**

Phone Number  
**4-19-2017**

Date

**sign  
here**

Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>11</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>146.25</u>	28 Recording Date <b>BK2017, Pg 915</b>	

BK2017, Pg 915

State of Nebraska } ss.  
County of Webster }  
Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of May A.D., 2017, at 13:30 o'clock P. M. Recorded in Book 227 on Page 915  
Deb Klingsbarger County Clerk  
\$10.00 BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-11-17  
\$ 146.25 By BB

Return to Samuel Grant Portner, 806 W. Saline Street, Blue Hill, NE 68930

### WARRANTY DEED

**JONATHAN D. HOLL AND STEPHANIE A. HOLL**, husband and wife,  
GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to **SAMUEL GRANT PORTNER**, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots Two (2) and Three (3), Block Twelve (12),  
Original Town of Blue Hill, Webster County, Nebraska,  
according to the recorded plat thereof.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Dated: April 19th, 2017.

Jonathan D. Holl  
JONATHAN D. HOLL      Stephanie A. Holl  
STEPHANIE A. HOLL

STATE OF NEBRASKA      )  
   )  
   )SS:  
COUNTY OF Adams      )

The foregoing warranty deed was acknowledged before me on April 19th, 2017, by Jonathan D. Holl and Stephanie A. Holl.

GENERAL NOTARY - State of Nebraska  
LAURIE L. HAWES  
My Comm. Exp. June 24, 2019

Laurie L. Hawes  
Notary Public

My commission expires: 6-24-19



WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 05/15/2017  
Inspected By: CJ Inspection Date: 08/19/2015

Record : 1 of: 1

Parcel ID #: 000304600 Map # : 4133-00-0-20005-012-6370  
 PORTNER, SAMUEL GRANT Situs : 806 W SALINE ST  
 806 W SALINE STREET Legal : LOTS 2-3 BLOCK 12 ORIGINAL TOWN BLUE HILL  
 BLUE HILL, NE 68930-

LOT INFORMATION

Neighborhood : 300 BLUE HILL  
 Lot Width : 29808 Value Method: SF  
 Lot Depth : 1 # of Units : 29808  
 Topography : LEVEL Amenities Unit Value : 0.18  
 Street Access : P, SW, C&G Adjustments :  
 Utilities : ALL Lot Value : 5,265

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1913/104  
 Quality : 30 - Average Effective Age :  
 Condition : 25 - Fair+ Remodel Date :  
 Arch Type : Remodel Type :  
 Style : 1-1/2-St-Fin 71% One-Story 29%  
 Exterior Wall : 100% SIDING  
 Floor Area : 1,600  
 Basement Area : 1,160  
 Sub Floor : WOOD JOIST/WOOD SUBFLOOR  
 Bedrooms : 4  
 Baths : 1.0  
 Heat Type : 100% WARM & COOLED  
 Roof Type : COMP SHINGLES  
 Plumbing Fixt : 6

VALGATION SUMMARY

Estimate of Value (Using Cost Approach) ..... \$48,320  
 Estimate of Value (Using Market Approach) .....  
 Estimate of Value (Using Model) .....  
 Model # and Description  
 Calculations 0 x 0

FINAL ESTIMATE

Improvement Value ..... \$43,055  
 Land Value ..... \$5,265  
 FINAL ESTIMATE OF VALUE ..... \$48,320  
 Value per Square Foot ..... 27  
 Current Total Assessed Value for Parcel # 000304600 ..... \$48,320

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/15/2017

Record : 1 of: 1

Parcel ID #: 000304600	Map #	: 4133-00-0-20005-012-6370
PORTNER, SAMUEL GRANT	Situs	:806 W SALINE ST
806 W SALINE STREET	Legal	:LOTS 2-3 BLOCK 12 ORIGINAL TOWN BLUE HILL
BLUE HILL, NE		68930-

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000	Manual Date : 06/13	Cost Factor : 0.95
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DESCRIPTION	Square Feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,600	x	73.42	= 117,472
<u>ADJUSTMENTS</u>				
	<u>Units</u>		<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,600		2.01	2.01
PLUMBING Base is: 9 (under base)	3		1176.67	(2.10)
BASEMENT COST	1,160		16.06	11.64
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1600	x	84.97	= 135,952
<u>IMPROVEMENTS</u>				
	<u>Units</u>		<u>Unit Cost</u>	<u>Depr</u>
NO GARAGE				
DET GAR LOW COND	300		8.63	37%
KNEE-WALL PORCH/LOW	240		50.19	
OPEN PORCH W/ROOF	120		18.32	
WOOD DECK	244		13.24	

TOTAL REPLACEMENT COST NEW	1600	x	95.89	= 153,425
----------------------------	------	---	-------	-----------

Depreciation	: 73% Total	73% Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : (112,000)

Improvement Value .....	\$41,425
Land Value .....	\$5,265
Lump Sums	1,630 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$48,320
Value per Square Foot .....	\$27.00

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE

2017-915

DATE OF SALE

4-19-2017

LEGAL DESCRIPTION

Lots 2-3 Block 12 original town Blue Hill

LOCATION ID PARCEL(S)

Filing-6370: Parcel 000204600

ASSESSOR LOCATION

Blue Hill

ADDRESS OF PROPERTY

806 W. Saline St

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	5265	33165	38,430
2015	6265	33165	38,430
2016	"	43,055	48,320

SELLING PRICE

65,000

521

ADJUSTMENT

ASSESSOR

ADJUSTMENT

ADJUSTED

SELLING PRICE

SCHOOL BASE #

6104-91-0074

HOUSE QUALITY

30

HOUSE CONDITION

25

DATE OF CONSTRUCTION

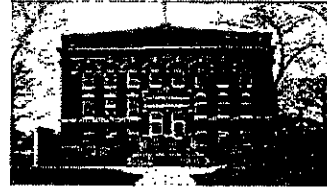
1913

MOBILE HOME

NA

**WEBSTER COUNTY ASSESSOR**

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)

DATE: 5/16/2017

SELLER: JONATHAN D. AND STEPHANIE A. HOLL  
934 RD X  
BLADEN, NE 68928  
BUYER: SAMUEL GRANT PORTNER  
806 W. SALINE STREET  
BLUE HILL, NE 68930

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 304600 BOOK./PAGE: 2017-915 DATE OF SALE: 4/19/2017  
LEGAL DESCRIPTION: LOT 2 & 3, BLOCK 12, ORIGINAL TOWN OF BLUE HILL

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. **\*If we do not hear from you within 15 days we will calling for the information.** Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

- What was the total purchase price? 1 \$ 65,000.00 Yes / No
- If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
If the property is a rental property and produces income, what rent has been charged for it in \$ \_\_\_\_\_  
4 each of the past five years? \_\_\_\_\_
- 5 What expenses have been incurred in each of the past five years? \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)  
If Yes explain: \_\_\_\_\_

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

# 10621

BOOK & PAGE 2017-928-929

# PAGES 4

GRANTEE MASTER NAME # Growing Bear Holdings, LLC

PARCEL # / FILING NUMBER 001403302

Sec. 7+1-10

DOC STAMPS \$ 675

SALES FILE # 98

# PAGES 4

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/ HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/ SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/ HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT 45

TOTAL SALE PRICE \$ 300,000 ÷ 198 Acres = 1515/acre

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 1-15-2010

DEED TYPE WD

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Sale Date 1-15-2010, Sale Date not within the 3 year Data

# Real Estate Transfer Statement 98

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>01</u> Day <u>15</u> Yr. <u>2010</u>		4 Date of Deed Mo. <u>04</u> Day <u>23</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See Attached</b> Street or Other Mailing Address <b>699 - 38 Road</b> City <b>Riverton</b> State <b>NE</b> Zip Code <b>68972</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>See Attached</b> Street or Other Mailing Address <b>727 Claremore Drive</b> City <b>West Palm Beach</b> State <b>FL</b> Zip Code <b>33401</b>			
Phone Number <b>(402) 746-2541</b>		Phone Number <b>(561) 371-6844</b>		Is the grantee a 501(c)(3) organization? if Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$300,000**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes  No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Growling Bear Holdings, L.L.C**  
**727 Claremore Drive**  
**West Palm Beach, FL 33401**

18a  No address assigned    18b  Vacant land

20 Legal Description  
**See Attached**

21 If agricultural, list total number of acres 195.8

22 Total purchase price, including any liabilities assumed .....	22	\$ 300,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 300,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Henry C. Schenker** (308) 425-6273  
 Print or Type Name of Grantee or Authorized Representative Phone Number

*Henry C. Schenker* Attorney  
 Signature of Grantee or Authorized Representative Title Date **5/17/17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>12</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>675.00</u>	28 Recording Data <b>BK2017, B 928-929</b>

Grantee—Retain a copy of this document for your records.

5. DAVID L. BARTELS and NANCY L. BARTELS, Husband and Wife; and STEVEN A. BARTELS and DEBBIE E. BARTELS, Husband and Wife
6. GROWLING BEAR HOLDINGS, L.L.C.
20. The South 20 acres of Lot Eight (8) and all of Lot Nine (9); the South Half of the Northeast Quarter of the Southwest Quarter ( $S\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}$ ); the Southeast Quarter of the Southwest Quarter ( $SE\frac{1}{4}SW\frac{1}{4}$ ); and the West Half of the Southeast Quarter ( $W\frac{1}{2}SE\frac{1}{4}$ ); all in Section Seven (7), Township One (1), North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a tract described as follows: Part of the West Half of the Southeast Quarter ( $W\frac{1}{2}SE\frac{1}{4}$ ) of said Section 7, described as: Commencing at a point 800 feet West and 33 feet South of the Northeast corner of said  $W\frac{1}{2}SE\frac{1}{4}$  of said Section 7, said point being the Point of Beginning, and running thence South 126 feet; thence West 152 feet; thence South 53 feet; thence West 185 feet; thence in a northwesterly direction 139 feet; thence North 159 feet to a point 33 feet South of the North line of said  $W\frac{1}{2}SE\frac{1}{4}$ ; thence East 450 feet, more or less to the Point of Beginning.

State of Nebraska } ss.  
County of Webster }  
Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of May, A.D. 2017 at 12:00 o'clock P.M. Recorded in Book 2017 on Page 726-1A?  
Deb Klingenberg County Clerk  
316.00 Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-12-17  
\$ 675.00 By BB

When recording is completed,  
please return to:  
DUNCAN, WALKER, SCHENKER & DAAKE  
P. O. Box 207  
Franklin, NE 68939

WARRANTY DEED

DAVID L. BARTELS and NANCY L. BARTELS, Husband and Wife; and STEVEN A. BARTELS and DEBBIE E. BARTELS, Husband and Wife, Grantor, whether one or more,

in consideration of Three Hundred Thousand and no/100 --- (\$300,000.00) --- Dollars, receipt of which is hereby acknowledged, conveys to

GROWLING BEAR HOLDINGS, L.L.C., Grantee,

the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

The South 20 acres of Lot Eight (8) and all of Lot Nine (9); the South Half of the Northeast Quarter of the Southwest Quarter (S½NE¼SW¼); the Southeast Quarter of the Southwest Quarter (SE¼SW¼); and the West Half of the Southeast Quarter (W½SE¼); all in Section Seven (7), Township One (1), North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, EXCEPT a tract described as follows: Part of the West Half of the Southeast Quarter (W½SE¼) of said Section 7, described as: Commencing at a point 800 feet West and 33 feet South of the Northeast corner of said W½SE¼ of said Section 7, said point being the Point of Beginning, and running thence South 126 feet; thence West 152 feet; thence South 53 feet; thence West 185 feet; thence in a northwesterly direction 139 feet; thence North 159 feet to a point 33 feet South of the North line of said W½SE¼; thence East 450 feet, more or less to the Point of Beginning.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants, and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: April 23, 2017.

David L. Bartels  
David L. Bartels.  
Steven A. Bartels  
Steven A. Bartels.

Nancy L. Bartels  
Nancy L. Bartels.  
Debbie E. Bartels  
Debbie E. Bartels.



BK2017, Pg 929

STATE OF NEBRASKA     )  
                                  ) ss.  
FRANKLEN COUNTY        )

The foregoing instrument was acknowledged before me on April 23, 2017 by David L. Bartels and Nancy L. Bartels, Husband and Wife; and Steven A. Bartels and Debbie E. Bartels, Husband and Wife.



Henry C. Schenker  
Notary Public

COMMENTS

Past 3 year Data - Sales file

BOOK-PAGE 2017-928

DATE OF SALE 1-15-210

LEGAL DESCRIPTION SW 1/4 SW 1/4 Gov-Lot 9 + 1/2 (20 AC) Gov Lot 8 + S 1/2 NE 1/4 SW 1/4 - Less a 2 acre tract

LOCATION ID PARCEL(S) 001403302

ASSESSOR LOCATION Rur

ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	1168,960		1168,960
2015	236,160		236,160
2016	250,560		250,560

SELLING PRICE 300,000

521 ADJUSTMENT

ASSESSOR ADJUSTMENT

ADJUSTED SELLING PRICE

SCHOOL BASE # 6101-91-0002 RC

HOUSE QUALITY NA

HOUSE CONDITION NA

DATE OF CONSTRUCTION NA

MOBILE HOME NA

BOOK-PAGE

EQUIP IRRIGATION WELL	EQUIP IRRIGATION BOSTWICK	EQUIP IRRIGATION GOTTSCH WASTE WATER	EQUIP IRRIGATION CREEK	EQUIP IRRIGATION REPUBLICAN RIVER	EQUIP IRRIGATION STREAM	EQUIP IRRIGATION WELL / BOSTWICK	EQUIP IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 E	1A1 B E	1A1 F E	1A1 K E	1A1 R E	1A1 S E	1A1 V E	1A1 U E
1A E	1A B E	1A F E	1A K E	1A R E	1A S E	1A V E	1A U E
2A1 E	2A1 B E	2A1 F E	2A1 K E	2A1 R E	2A1 S E	2A1 V E	2A1 U E
2A E	2A B E	2A F E	2A K E	2A R E	2A S E	2A V E	2A U E
3A1 E	3A1 B E	3A1 F E	3A1 K E	3A1 R E	3A1 S E	3A1 V E	3A1 U E
3A E	3A B E	3A F E	3A K E	3A R E	3A S E	3A V E	3A U E
4A1 E	4A1 B E	4A1 F E	4A1 K E	4A1 R E	4A1 S E	4A1 V E	4A1 U E
4A E	4A B E	4A F E	4A K E	4A R E	4A S E	4A V E	4A U E
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

CREP IRRIGATION WELL	CREP IRRIGATION BOSTWICK	CREP IRRIGATION GOTTSCH WASTE WATER	CREP IRRIGATION CREEK	CREP IRRIGATION REPUBLICAN RIVER	CREP IRRIGATION STREAM	CREP IRRIGATION WELL / BOSTWICK	CREP IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 P	1A1 B P	1A1 F P	1A1 K P	1A1 R P	1A1 S P	1A1 V P	1A1 U P
1A P	1A B P	1A F P	1A K P	1A R P	1A S P	1A V P	1A U P
2A1 P	2A1 B P	2A1 F P	2A1 K P	2A1 R P	2A1 S P	2A1 V P	2A1 U P
2A P	2A B P	2A F P	2A K P	2A R P	2A S P	2A V P	2A U P
3A1 P	3A1 B P	3A1 F P	3A1 K P	3A1 R P	3A1 S P	3A1 V P	3A1 U P
3A P	3A B P	3A F P	3A K P	3A R P	3A S P	3A V P	3A U P
4A1 P	4A1 B P	4A1 F P	4A1 K P	4A1 R P	4A1 S P	4A1 V P	4A1 U P

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 05/16/2017

Parcel # : 001403302  
 Current Owner : GROWLING BEAR HOLDINGS, LLC  
 727 CLARE MORE DRIVE  
 WEST PALM BEACH, FL 33401-0000

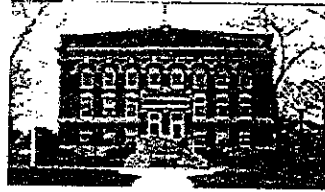
Map # : 4489-07-0-00000-000-0000  
 Tax District : 45  
 Neighborhood : 1  
 Greenbelt Area/Date :

Legal Description : SW1/4SW1/4(GOV LOT9) & S1/2(20 AC)GOV LOT 8 & S1/2NE1/4SW1/4 & SE1/4SW1/4 & W1/2SE1/4 LESS A 2 AC TRACT IN N1/2W1/2SE1/4 7-1-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2668	HOLDREGE SILT LOAM, 1-3% SLOP GRAS		1G	No		10.00	1,425	14,250	14,250
4138	HOLDREGE SILT LOAM, 7-11% SLO GRAS		4G1	No		6.00	1,425	8,550	8,550
4148	HOLDREGE SOILS, 7-11% SLOPES, GRAS		4G1	No		52.00	1,425	74,100	74,100
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS		4G	No		12.00	1,425	17,100	17,100
3852	GEARY-HOBBS SOILS	GRAS	4G	No		80.00	1,425	114,000	114,000
4161	KIPSON SILT LOAM, 7-30% SLOPE GRAS		4G	No		32.00	1,425	45,600	45,600
Grass Use Totals : 192.00								273,600	273,600
ROAD	COUNTY ROAD	ROAD	ROAD	No		6.00	0	0	0
Road Use Totals :								0	0
Parcel Totals :								273,600	273,600

**WEBSTER COUNTY ASSESSOR**

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)

DATE: 5/17/2017

SELLER: DAVID L. & NANCY L. BARTELS AND STEVEN A. & DEBBIE E. BARTELS  
699 38 ROAD  
RIVERTON, NE 68972  
BUYER: GROWLING BEAR HOLDINGS, LLC  
727 CLAREMORE DRIVE  
WEST PALM BEACH, FL 33401

**RE: AGRICULTURE PROPERTY SALES VERIFICATION**

PARCEL ID: 1403302 BOOK /PAGE: 2017-928 DATE OF SALE: 1/15/2010  
LEGAL DESCRIPTION: THE SOUTH 20 ACRES OF LOT 8 AND ALL OF LOT 9; S1/2NB1/4/SW 1/4 AND THE W1/2SE1/4 ALL IN SECTION 7-1-10 WEBSTER COUNTY, NE EXCEPT A TRACT OF LAND.

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. If we do not hear from you within 15 days, we will be calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

What Was the total purchase price?  
I price? \$ 300,000 Yes / No

If No explain: \_\_\_\_\_

2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):

Pivot Irrigation Pipe (Above ground / Buried) Motor Machinery Grain / Crops Other (please explain):

3 What is the dollar value of the personal property that was it included in the purchase price? \$ \_\_\_\_\_

4 If this sale was involved in a 1031 like kind exchange; is it going to a holding company? Yes / No

5 How long was the property on the market? \_\_\_\_\_

How did you learn that the property was for sale? Circle

6 one: Advertising Broker/Realtor Family Newspaper Seller

Prior Knowledge Other (please explain): \_\_\_\_\_

7 How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement

Set by Seller Other (please explain): \_\_\_\_\_

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

#13054

BOOK & PAGE 2017-937

# PAGES 2

GRANTEE MASTER NAME # DownShare LLC +

PARCEL # / FILING NUMBER 0003022900

AKL VAP LLC  
CS Stan Avellera

DOC STAMPS \$ 13.50

SALES FILE # 99

# PAGES \_\_\_\_\_

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 195

TOTAL SALE PRICE \$ 5,100

521 ADJUSTMENTS \$ —

ASSESSOR ADJUSTMENTS \$ —

REVIEW CODE NO

SALES DATE 5-12-2017

DEED TYPE WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE				
CODE	1	2	3	4	5				
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT				
LOCATION CODE	BH BLUE HILL	BLA BLADEN	CDW COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL	

COMMENTS We will wait + see on letter forms any  
Additional information - He passed away - was not  
found for days - Daughter lives in Vegas

# Real Estate Transfer Statement

99

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>12</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>05</u> Day _____ Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>BreAnna Zimmerman</b> Street or Other Mailing Address <b>2631 Wyandotte Street</b> City <b>Las Vegas</b> State <b>NV</b> Zip Code <b>89102</b> Phone Number <b>(702) 886-5339</b> Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>PLOWSHARE, LLC &amp; AKLEVAP, LLC</b> Street or Other Mailing Address <b>c/o Stan Pavelka, 18350 S Conestoga Ave</b> City <b>Bladen</b> State <b>NE</b> Zip Code <b>68928</b> Phone Number <b>(402) 984-4888</b> Email Address			
				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
				<input type="checkbox"/> Other (Explain) _____	

11 Was ownership transferred in full? (If No, explain the division.)

Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?

Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes **Dom-Alberis Real Estate**  No

18 Address of Property

**502 West Nemeha St  
Blue Hill, NE 68930**

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent

**same as Grantee**

20 Legal Description

**The East half (E½) of Lot Nine (9), and all of Lots Ten (10), Eleven (11) and Twelve (12), Block Eight (8), Original Town of Blue Hill, Webster County, Nebraska.**

21 If agricultural, list total number of acres \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed	22	\$	5,100.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	5,100.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_.

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**David B. Garwood** (402) 746-3613  
Print or Type Name of Grantee or Authorized Representative Phone Number

*David B. Garwood* Attorney 5-12-17  
Signature of Grantee or Authorized Representative Title Date

Register of Deed's Use Only

26 Date Deed Recorded Mo. <u>5</u> Day <u>12</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>13.50</u>	28 Recording Data <b>BR2017, Pg 937</b>
---	---	--

State of Nebraska ) ss.  
County of Webster ) Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 12 day  
of May A.D., 2017, at 1:50  
o'clock PM Recorded in Book 2017  
on Page 937  
Neb. Rittingberger County Clerk  
10.00 53 Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-12-17  
\$ 13.50 By DB

WARRANTY DEED

BreAnna Zimmerman, a single person, GRANTOR, in consideration of FIVE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$5,100.00) receipt of which is hereby acknowledged, convey to PLOWSHARE, L.L.C., a Nebraska Limited Liability Company, and AKLEVAP, L.L.C., a Nebraska Limited Liability Company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East half (E½) of Lot Nine (9), and all of Lots Ten (10), Eleven (11) and Twelve (12), Block Eight (8), Original Town of Blue Hill, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed May 12, 2017.

BreAnna Zimmerman  
BreAnna Zimmerman

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 12, 2017, by BreAnna Zimmerman, a single person.

GENERAL NOTARY - State of Nebraska  
DAVID B. GARWOOD  
My Comm. Exp. October 22, 2018

SEAL

David B. Garwood  
Notary Public



WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 05/17/2017  
Inspected By: SK Inspection Date: 08/05/2015

Record : 1 of: 1

Parcel ID #:	000302900	Map #	: 4133-00-0-20005-008-6190
ZIMMERMAN, BREANNA		Situs	:502 W NEMAHA ST
2631 WYANDOTTE STREET		Legal	:EAST 1/2 LOT 9 & ALL LOTS 10-12 BLOCK
LAS VEGAS, NV	89102-		8 ORIGINAL TOWN BLUE HILL

LOT INFORMATION

Neighborhood :	300 BLUE HILL	Value Method:	SF
Lot Width :	77	# of Units :	10395
Lot Depth :	135	Unit Value :	0.25
Topography :	LEVEL	Amenities	
Street Access :	P, SW, C&G	Adjustments :	
Utilities :	ALL	Lot Value :	2,590

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1890/127
Quality :	30 - Average	Effective Age :	
Condition :	10 - Poor	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	Two-Story 51% One-Story 49%		
Exterior Wall :	100% VINYL		
Floor Area :	2,264		
Basement Area :	544		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	4		
Baths :	2.0		
Heat Type :	75% WARM & COOLED 25% FORCED AIR		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	7		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$14,395
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value .....	\$11,805
Land Value .....	\$2,590
FINAL ESTIMATE OF VALUE .....	\$14,395
Value per Square Foot .....	5
Current Total Assessed Value for Parcel # 000302900 .....	\$14,395

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/17/2017

Record : 1 of: 1

Parcel ID #: 000302900	Map # : 4133-00-0-20005-008-6190
ZIMMERMAN, BREANNA	Situs :502 W NEMAHA ST
2631 WYANDOTTE STREET	Legal :EAST 1/2 LOT 9 & ALL LOTS 10-12 BLOCK
LAS VEGAS, NV 89102-	8 ORIGINAL TOWN BLUE HILL

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000	Manual Date : 06/13	Cost Factor :0.95
-----------------------	---------------------	-------------------

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	2,264	x	69.21	= 156,691
<u>ADJUSTMENTS</u>				
ROOFING				
SUBFLOOR				
HEATING & COOLING	2,264		1.51	3,419
PLUMBING Base is: 9 (under base)	2		1176.67	(2,241)
BASEMENT COST	544		18.52	10,075
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
 ADJUSTED STRUCTURE COST	 2264	 x	 74.18	 = 167,944

IMPROVEMENTS	Units	Unit Cost	Depr	Total Cost
BUILT-IN GARAGE	576	19.83	0.94	11,420
CONCRETE DRIVE	900	4.00		3,600
SHED/AVE	60	2.38	17%	120 *
SOLID WALL PORCH	130	54.96		7,145
SLAB W/ROOF & STEPS	198	23.45		4,645

TOTAL REPLACEMENT COST NEW	2264	x	86.02	= 194,755
----------------------------	------	---	-------	-----------

Depreciation : 94% Total	94% Physical	Functional	Economic	
Less Depreciation/Plus Appreciation :				(183,070)

Improvement Value .....	\$11,685
Land Value .....	\$2,590
Lump Sums .....	120 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$14,395
Value per Square Foot .....	\$5.00

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE

2017-937

DATE OF SALE

5-12-2017

LEGAL DESCRIPTION

E 1/2 Lot 9 & ALL of Lots 10, 11, 12 Block 8 Original town Blue Hill

LOCATION ID PARCEL(S)

3029

ASSESSOR LOCATION

BH

ADDRESS OF PROPERTY

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	2590	6275	8865
2015	2590	6275	8865
2016	2590	11,805	14,395

SELLING PRICE

5100

521

ADJUSTMENT

ASSESSOR

ADJUSTMENT

ADJUSTED

SELLING PRICE

SCHOOL BASE #

66104-91-0074 BH

HOUSE QUALITY

30

HOUSE CONDITION

10

DATE OF CONSTRUCTION

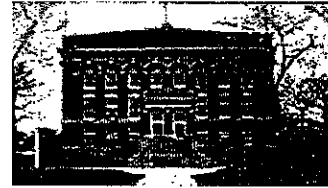
1890

MOBILE HOME

NA

**WEBSTER COUNTY ASSESSOR**

621 N Cedar St  
Red Cloud, Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)

DATE: 5/17/2017

SELLER: BREANNA ZIMMERMAN  
2631 WYANDOTTE STREET  
LAS VEGAS, NV 89102  
BUYER: PLOWSHARE, LLC & AKLEVAP, LLC C/O STAN PAVELKA  
18350 S CONESTOGA AVENUE  
BLADEN, NE 68928

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 302900 BOOK /PAGE: 2017-937 DATE OF SALE: 5/12/2017  
LEGAL DESCRIPTION: E1/2 LOT 9, AND ALL OF LOTS 10, 11, 12 BLOCK 8, ORIGINAL TOWN OF BLUE HILL

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. **\*If we do not hear from you within 15 days we will calling for the information.** Thank you in advance for your cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

- What was the total purchase price? \$ 5,100 Yes / No
- If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
*If the property is a rental property and produces income, what rent has been charged for it in \$ \_\_\_\_\_  
4 each of the past five years?*
- 5 What expenses have been incurred in each of the past five years? \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)  
If Yes explain: \_\_\_\_\_

**CONTINUED ON BACK**

COVER PAGE PROPERTY TRANSFER

Parcel 19078+16037 for Anthony + Sharon Trust  
New 13055

BOOK & PAGE 2017-938

# PAGES 3

GRANTEE MASTER NAME# New 13055

PARCEL #/  
FILING NUMBER 001907800

0016083 *not*

the other two

*ok* 0016037

0016092 *ok*

parcels will be in care of, no Deeded name changes.

DOC STAMPS \$ 0

*w/ House + buildings*

SALES FILE# 100 *AA only*

# PAGES 3

NEIGHBORHOOD #	1	200	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/ NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/ NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	720	800	805	1000	1005
	ROSEMONT COMMERCIAL/ NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT (1st 2) 190-45 (2nd 2) 190 + 20

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ ---

ASSESSOR ADJUSTMENTS \$ ---

REVIEW CODE NO

SALES DATE 5-15-2017

DEED TYPE WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS I could only change 2 parcels to Trust - the other two have Wendel + Janice on it as Deeded name. Attorney says - son Anthony - has agreement w/ parents to make + Sharon payments but it is not filed + will be in care of Anthony

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

100

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>WEBSTER - 91</b>	2 County Number	3 Date of Sale/Transfer Mo. <u>05</u> Day _____ Yr. <u>2017</u>	4 Date of Deed Mo. <u>05</u> Day _____ Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Anthony J. &amp; Sharon V. Krueger</b> Street or Other Mailing Address <b>1548 Rd 1600</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-3625</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Anthony &amp; Sharon Krueger Family Trust</b> Street or Other Mailing Address <b>1548 Rd 1600</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 756-3625</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

7 Property Classification: Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

Yes  No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Trustee to Beneficiary
				<input type="checkbox"/> Other (Explain) _____	

11 Was ownership transferred in full? (If No, explain the division.)  Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input checked="" type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes  No

18 Address of Property  
**Rural Property  
Webster County, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**same as Grantee**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**see attached**

21 If agricultural, list total number of acres \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **19**.

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**David B. Garwood**  
Print or Type Name of Grantee or Authorized Representative

*David B. Garwood*  
Signature of Grantee or Authorized Representative

**Attorney**  
Title

**(402) 746-3613**  
Phone Number

**5-15-17**  
Date

Register of Deed's Use Only		For Dept. Use Only
25 Date Deed Recorded Mo. <u>5</u> Day <u>15</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number <b>\$ Exempt # 19</b>	28 Recording Data <b>BK 2017, Pg 938</b>

Grantee—Retain a copy of this document for your records.

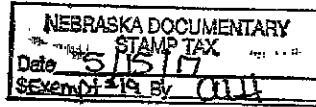
13055

Anthony Krueger, Single Person 10-3-10

001608300  
001609200  
The Northwest Quarter (NW $\frac{1}{4}$ ) of Section Ten (10), EXCEPT railroad right of way,  
AND the Northwest Quarter (NW $\frac{1}{4}$ ); the West Half of the Southwest Quarter  
(W $\frac{1}{2}$ SW $\frac{1}{4}$ ); and the West Half of the East Half of the Southwest Quarter  
(W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ ) of Section Twenty-two (22); AND The West Half of the West Half of  
the Southeast Quarter (W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section Twenty-four (24), ALL IN Township  
Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska;  
AND

The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section Fifteen (15),  
Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County,  
Nebraska. Anthony + Sharon Krueger 001907800

State of Nebraska } ss.  
County of Webster } Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 15 day  
of May A.D., 2017, at 4:15  
o'clock PM M. Recorded in Book 200  
on Page 938  
Sharon V. Krueger County Clerk  
\$1000 Deputy  
Ind. Comp. Assessor Carded



WARRANTY DEED

Anthony J. Krueger & Sharon V. Krueger, husband and wife, GRANTORS, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and conveyance to a trust for the benefit of Grantors, receipt of which is hereby acknowledged, convey to Anthony J. Krueger & Sharon V. Krueger, Trustees of the Anthony and Sharon Krueger Family Trust under agreement dated May 15<sup>th</sup>, 2017, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Northwest Quarter (NW¼) of Section Ten (10), EXCEPT railroad right of way; AND the Northwest Quarter (NW¼); the West Half of the Southwest Quarter (W½SW¼); and the West Half of the East Half of the Southwest Quarter (W½E½SW¼) of Section Twenty-two (22); AND The West Half of the West Half of the Southeast Quarter (W½W½SE¼) of Section Twenty-four (24), ALL IN Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

The West Half of the Northwest Quarter (W½NW¼) of Section Fifteen (15), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant with the GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record and existing liens;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

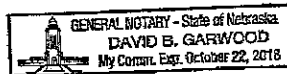
Executed May 15<sup>th</sup>, 2017.

Anthony J. Krueger  
Anthony J. Krueger

Sharon V. Krueger  
Sharon V. Krueger

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 15<sup>th</sup>, 2017, by Anthony J. Krueger & Sharon V. Krueger, husband and wife.



David B. Garwood  
Notary Public

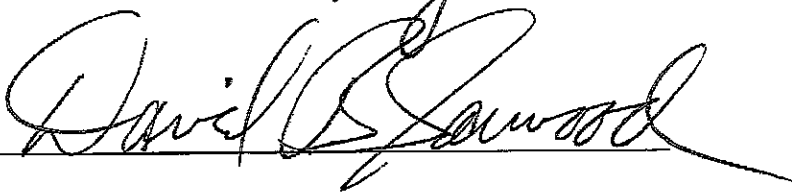


## CERTIFICATE OF EXEMPTION

The undersigned certifies that the transfer of the property referred to herein is made under such circumstances as to come within Neb. Rev. Stat. 76-902 (19) and that evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Nebraska Department of Revenue.

REASON FOR EXEMPTION: Grantor(s) are Trustee(s) of a revocable trust for benefit of Grantor(s).

Dated this 15<sup>th</sup> day of May, 2017.

  
\_\_\_\_\_

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-939 # PAGES 2 GRANTEE MASTER NAME# Matthew J. Patrick  
 PARCEL # / FILING NUMBER 000112000/31150 # 13056 - ownership  
#12883 ownership

DOC STAMPS \$ 107.00

SALES FILE # 101 # PAGES 2

NEIGHBORHOOD #

1	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	2000	4000	9000	9500	RURAL RESIDENTIAL _____
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	SUBURBAN _____

TAX DISTRICT 65

TOTAL SALE PRICE \$ 48,000

S21 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 5-11-2017

DEED TYPE WD

SALE QUAL CODE

<input checked="" type="radio"/>	ADJUSTED	SUBCHNGD	NO	MOBILE
<input checked="" type="radio"/>	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	GR	INA	RC	ROS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

101

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>WEBSTER - 91</b>		2 County Number <b>91</b>	3 Date of Sale/Transfer Mo. <b>5</b> Day <b>11</b> Yr. <b>2017</b>	4 Date of Deed Mo. <b>5</b> Day <b>11</b> Yr. <b>2017</b>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>John Sloup</b> Street or Other Mailing Address <b>217 N Seward</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>402-831-1150</b> Email Address <b>n/a</b>		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Matthew J. Patrick</b> Street or Other Mailing Address <b>317 N Seward St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number <b>402-831-1150</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>n/a</b>		

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> I.O.L.	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed  Conservator  Distribution  Land Contract/Memo  Partition  Sheriff  Other \_\_\_\_\_  
 Bill of Sale  Corrective  Easement  Lease  Personal Rep.  Trust/Trustee  
 Cemetery  Death Certificate - Transfer on Death  Executor  Mineral  Quit Claim  Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer  Distribution  Foreclosure  Irrevocable Trust  Revocable Trust  Transfer on Death  
 Auction  Easement  Gift  Life Estate  Sale  Trustee to Beneficiary  
 Court Decree  Exchange  Grantor Trust  Partition  Satisfaction of Contract  Other (Explain) \_\_\_\_\_

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No \_\_\_\_\_

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No \_\_\_\_\_

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  
 Yes  No  Aunt or Uncle to Niece or Nephew  Family Corp., Partnership, or LLC  Self  Other \_\_\_\_\_  
 Brothers and Sisters  Grandparents and Grandchild  Spouse  
 Ex-spouse  Parents and Child  Step-parent and Step-child

14 What is the current market value of the real property?  
**\$48,000**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Gary Thompson Agency**  No

18 Address of Property  
**317 N Seward St  
 Red Cloud, NE 68970**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantee**

18a  No address assigned 18b  Vacant land

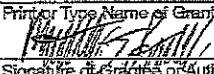
20 Legal Description  
**Lots Eight (8) and Nine (9), Block Twenty (20), Original Town of Red Cloud, Webster County, Nebraska**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed .....	22	\$	48,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$	48,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Matthew J Patrick**  
 Printer Type Name of Grantee or Authorized Representative  
  
 Signature of Grantee or Authorized Representative  
 Title **Grantee**  
 Phone Number **402-831-1150**  
 Date **5/12/2017**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <b>5</b> Day <b>16</b> Yr. <b>17</b>	27 Value of Stamp or Exempt Number \$ <b>108.00</b>	28 Recording Data <b>BK2017, Pg 939</b>

Grantee—Retain a copy of this document for your records.

sign here

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 16 day of May A.D., 2017, at 8:47 o'clock A M. Recorded in Book 2017 on Page 939  
Deb Klingsberger County Clerk  
\$10.00 BB Deputy  
Ind. \_\_\_ Comp. \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-16-17  
\$208.00 By BB

Return to:  
Southern Title, LLC  
P O Box 221  
Red Cloud, NE 68970

WARRANTY DEED

John Sloup, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Matthew J. Patrick, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eight (8) and Nine (9), Block Twenty (20), Original Town of Red Cloud, Webster County, Nebraska

Grantor covenants, jointly and severally, (if more than one) with Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed 5 - 11, 2017.

[Signature]

Witness me on May 11th, 2017 by John Sloup,

[Signature]  
Notary Public

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 05/18/2017  
Inspected By: TS Inspection Date: 09/09/2016

Record : 1 of: 1

Parcel ID #: 000111200 Map # : 4491-00-0-10005-020-0000  
 PATRICK, MATTHEW J. Situs : 317 N SEWARD ST  
 317 N SEWARD STREET Legal : LOTS 8 & 9 BLOCK 20 ORIGINAL TOWN RED  
 RED CLOUD, NE 68970- CLOUD

LOT INFORMATION

Neighborhood : 200 RED CLOUD  
 Lot Width : 50 Value Method: SF  
 Lot Depth : 142 # of Units : 7100  
 Topography : Amenities Unit Value : 0.09  
 Street Access : Adjustments :  
 Utilities : Lot Value : 625

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1982/35  
 Quality : 30 - Average Effective Age :  
 Condition : 25 - Fair+ Remodel Date :  
 Arch Type : Remodel Type :  
 Style : One-Story 100%  
 Exterior Wall : 100% SIDING  
 Floor Area : 1,028  
 Basement Area : 1,028  
 Sub Floor : WOOD JOIST/WOOD SUBFLOOR  
 Bedrooms : 2  
 Baths : 2.0  
 Heat Type : 100% WARM & COOLED  
 Roof Type : COMP SHINGLES  
 Plumbing Fixt : 8

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) ..... \$24,895  
 Estimate of Value (Using Market Approach) .....  
 Estimate of Value (Using Model) .....  
 Model # and Description  
 Calculations 0 x 0

FINAL ESTIMATE

Improvement Value ..... \$24,270  
 Land Value ..... \$625  
 FINAL ESTIMATE OF VALUE ..... \$24,895  
 Value per Square Foot ..... 24  
 Current Total Assessed Value for Parcel # 000111200 ..... \$24,895

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/18/2017

Record : 1 of: 1

Parcel ID #: 000111200 Map # : 4491-00-0-10005-020-0000  
 PATRICK, MATTHEW J. Situs : 317 N SEWARD ST  
 317 N SEWARD STREET Legal : LOTS 8 & 9 BLOCK 20 ORIGINAL TOWN RED  
 RED CLOUD, NE 68970- CLOUD

COST APPROACH - Values By Marshall & Swift  
 Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor : 0.95

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,028	x	84.90	= 87,277
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,028	2.01	2.01	2,066
PLUMBING Base is: 9 (under base)	1	1176.67	(1.09)	(1,121)
BASEMENT COST	1,028	16.58	16.58	17,048
PARTITION FINISH	920	26.12	23.38	24,030
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1028	x	125.78	= 129,302

IMPROVEMENTS	Units	Unit Cost	Depr	Total Cost
ATTACHED GARAGE	336	26.16	0.83	8,790
CONCRETE DRIVE	900	4.00		3,600
BRICK VENEER/EXTRA	104	4.04		420
OPEN PORCH W/ROOF	84	19.33		1,625
OPEN SLAB/FAIR NOT ATT	44	6.80	42%	175 *
OPEN SLAB STEPS	30	18.63		560

TOTAL REPLACEMENT COST NEW 1028 x 140.36 = 144,295

Depreciation : 83% Total 80% Physical 17% Functional Economic  
 Less Depreciation/Plus Appreciation : (120,200)

Improvement Value .....	\$24,095
Land Value .....	\$625
Lump Sums FUNC/BASEMENT/FOUND/1/2 ROOF/DRYWALL	175 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$24,895
Value per Square Foot .....	\$24.00

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE

2017-939

DATE OF SALE

5-11-2017

LEGAL DESCRIPTION

Lots 8 + 9 Block 20 original town Red Cloud

LOCATION ID PARCEL(S)

000111200

ASSESSOR LOCATION

RC

ADDRESS OF PROPERTY

317 N Seward street

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	625	63535	64160
2015	625	24765	35390
2016	625	24270	24895

SELLING PRICE

48,000

521

ADJUSTMENT

ASSESSOR

ADJUSTMENT

ADJUSTED

SELLING PRICE

SCHOOL BASE #

6101-91-0002

HOUSE QUALITY

30

HOUSE CONDITION

25

DATE OF CONSTRUCTION

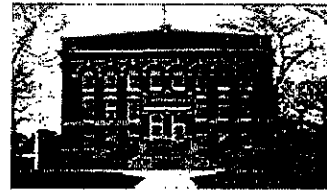
1982

MOBILE HOME

NO

**WEBSTER COUNTY ASSESSOR**

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dwebcoassr@outlook.com](mailto:dwebcoassr@outlook.com)

DATE: 5/19/2017

SELLER: JOHN SLOUP  
217 N SEWARD  
RED CLOUD, NE 68970  
BUYER: MATTHEW J. PATRICK  
317 N SEWARD STREET  
RED CLOUD, NE 68970

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 1112000 BOOK /PAGE: 2017-939 DATE OF SALE: 5/11/2017  
LEGAL DESCRIPTION: LOTS 8, 9, BLOCK 20, ORIGINAL TOWN OF RED CLOUD

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. \*If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

- What was the total purchase price? \$ 48,000 Yes / No
- If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
*If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?* \$ \_\_\_\_\_
- 5 *What expenses have been incurred in each of the past five years?* \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)
- If Yes explain: \_\_\_\_\_

CONTINUED ON BACK



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-963 # PAGES 5 GRANTEE MASTER NAME# \_\_\_\_\_  
 PARCEL #/ FILING NUMBER 001301000/62705 001300400/62675 001300300/62670  
 #1258 001300900/62700

DOCSTAMPS \$ -0 Exempt

SALES FILE # 102 # PAGES 5

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT 150

TOTAL SALE PRICE \$ 0

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 5-1-2017

DEED TYPE WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE
CODE	1	2	3	<u>A</u>	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Exempt 5A - Life Estate

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

100

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 5 Day 1 Yr. 2017		Mo. 5 Day 1 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) James E. Harris & Agnes H. Archer, a/k/a Agnes H. Archer H				Grantee's Name (Buyer) See Attached			
Street or Other Mailing Address 1940 Bateman				Street or Other Mailing Address			
City Hastings		State NE		Zip Code 68901		City State Zip Code	
Telephone Number (402) 469-1648		Telephone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes No Yes No	
Email Address				Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mobile Home
	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (L.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
 SEE ATTACHED

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes  No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
 See attached.

18a  No address assigned    18b  Vacant land

20 Legal Description  
 See attached.

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	1.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number NRS§76-901(5)(a)

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

Print or Type Name of Grantee or Authorized Representative Douglas Pauley	Attorney	(402) 462-5187 Phone Number
Signature of Grantee or Authorized Representative	Title	5-10-17 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. 5 Day 16 Yr. 2017	27 Value of Stamp or Exempt Number \$ Exempt # 5a	28 Recording Data BK2017, Pg 963-964

6. Debra L. Worthman  
613 E. 15<sup>th</sup> Street  
Cozad, NE 69130  
(308) 784-2298

Julia A. Dixon  
3015 Laredo Drive  
Lincoln, NE 68516  
(402) 770-3607

Craig A. Archer  
413 S. Broad Street  
Mechanicsburg, PA 17055  
(717) 525-0907

14. \$190,960

\$1,645

\$90,780

19. Debra L. Worthman  
613 E. 15<sup>th</sup> Street  
Cozad, NE 69130  
(308) 784-2298

Julia A. Dixon  
3015 Laredo Drive  
Lincoln, NE 68516  
(402) 770-3607

Craig A. Archer  
413 S. Broad Street  
Mechanicsburg, PA 17055  
(717) 525-0907

20. Agnes H. Archer's one-half interest in and to the following:

The South Half of the Northwest Quarter (<sup>601300400</sup>~~S<sup>1</sup>/<sub>2</sub>NW<sup>1</sup>/<sub>4</sub>~~) of Section <sup>001301000</sup>~~(1)~~, and the East Half of the Northeast Quarter (~~E<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>~~) of Section Two (2), all in Township (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

AND

001300300

The North Half of the Northwest Quarter (~~N<sup>1</sup>W<sup>1</sup>~~) of Section (1), Township Four (4) North, Range Nine (9), West of the Sixth (6<sup>th</sup>) P.M., Webster County, Nebraska and a parcel of land in Section Two (2), Township Four (4) North, Range Nine (9), West of the Sixth (6<sup>th</sup>) P.M., Webster County Nebraska, described as follows: 001300900

A plot of ground in the East Half of the Northeast Quarter (~~E<sup>1</sup>NE<sup>1</sup>~~) of Section Two (2), Township Four (4) North, Range Nine (9), West of the 6<sup>th</sup> P.M., Webster County Nebraska, described by metes and bounds as follows:

Beginning at a point on the East line of said ~~E<sup>1</sup>NE<sup>1</sup>~~, 2-4-9 Webster Co., Nebr., 856 feet south of the north east corner, thence due north along the east line of said ~~E<sup>1</sup>NE<sup>1</sup>~~, 856 ft. to the north east corner of said ~~E<sup>1</sup>NE<sup>1</sup>~~, thence due west along the north line of said ~~E<sup>1</sup>NE<sup>1</sup>~~ 133 ft., thence due south 559 feet, thence in a southeasterly direction at an angle where such line will meet the point of beginning.

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 16 day  
of May A.D., 2017, at 1:10  
o'clock P. M. Recorded in Book 2077  
on Page 963-964  
Deb Klingenberg County Clerk  
BB Deputy  
\$16.00  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-16-17  
\$ Exempt 1.50 By BB

Return to:  
Conway, Pauley & Johnson, P. C.  
P. O. Box 315  
Hastings, NE 68902-0315

WARRANTY DEED

James E. Harris and Agnes H. Archer Harris, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other valuation consideration, received from GRANTEES, Craig A. Archer, a married person, Debra L. Worthman, a married person and Julia A. Dixon, a married person, convey to GRANTEES as tenants in common, the following described real estate (as defined in Neb. Rev. Stat., Section 76-201):

Agnes H. Archer's one-half interest in and to the following:

The South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section (1), and the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section Two (2), all in Township (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

AND

The North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section (1), Township Four (4) North, Range Nine (9), West of the Sixth (6<sup>th</sup>) P.M., Webster County, Nebraska and a parcel of land in Section Two (2), Township Four (4) North, Range Nine (9), West of the Sixth (6<sup>th</sup>) P.M., Webster County Nebraska, described as follows:

A plot of ground in the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section Two (2), Township Four (4) North, Range Nine (9), West of the 6<sup>th</sup> P.M., Webster County Nebraska, described by metes and bounds as

follows:

Beginning at a point on the East line of said E<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>, 2-4-9 Webster Co., Nebr., 856 feet south of the north east corner, thence due north along the east line of said E<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>, 856 ft. to the north east corner of said E<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>, thence due west along the north line of said E<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub> 133 ft., thence due south 559 feet, thence in a southeasterly direction at an angle where such line will meet the point of beginning.

Subject to a life estate to Agnes H. Archer Harris for the full use, control, income and possession of the described property for and during the natural life of Agnes H. Archer Harris.

GRANTORS covenants (jointly and severally, if more than one) with GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

EXECUTED 5/11, 2017.

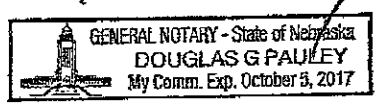
James E. Harris  
James E. Harris

Agnes H. Archer Harris  
Agnes H. Archer Harris

STATE OF NEBRASKA     )  
                                  ) ss.  
COUNTY OF ADAMS     )

The foregoing instrument was acknowledged before me on the 15<sup>th</sup> day of MAY, 2017, by James E. Harris and Agnes H. Archer Harris, husband and wife.

Douglas G. Pauley  
Notary Public



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017

# PAGES 980

GRANTEE MASTER NAME # ADAM M. AND JILLISA M. MOHLMAN

PARCEL # / FILING NUMBER 332600 19370

Ownership # 13057

DOC STAMPS 157.5

SALES FILE # 103

# PAGES 2

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT 195

TOTAL SALE PRICE 70000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 5/12/2017

DEED TYPE JTWD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
 • If additional space is needed, add an attachment and identify the item.

103

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>12</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>05</u> Day <u>09</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Kurt and Kristi Allen</b> Street or Other Mailing Address <b>P.O. Box 453</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 460-0823</b> Email Address <b>N/A</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Adam M. &amp; Jillisa M. Mohlman</b> Street or Other Mailing Address <b>1106 Saline</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>402-469-2697</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>N/A</b>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$70,000**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes **Town & Country Realty**  No

18 Address of Property  
**1106 Saline  
 Blue Hill, NE 68930**

18a  No address assigned 18b  Vacant land

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Same As No. 6 Above**

20 Legal Description  
**All of Lot Ten (1) and the West One-Half (W 1/2) of Lot Eleven (11), Block Four (4), Hoover's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	\$ 70,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 70,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here**

Jillisa M. Mohlman Printor Type Name of Grantee or Authorized Representative  
Jillisa M. Mohlman Signature of Grantee or Authorized Representative

Buyer Title

402-469-2697 Phone Number  
5/12/17 Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>19</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>157.50</u>	28 Recording Data <u>BK2017, Pg 980</u>



BK2017, Pg 980

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 11 day  
of May, A.D., 2017, at 10:45  
o'clock A.M. Recorded in Book 2017  
on Page 980  
Deb Klingenberg County Clerk  
310.00 Deputy  
Ind. Comp. Assessor Certified

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-19-17  
\$ 157.50 By BR

Return to: Prairie Title, Inc., P.O. Box 309, Hastings, NE 68902

**JOINT TENANCY WARRANTY DEED**

KURT ALLEN AND KRISTI ALLEN, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to ADAM M. MOHLMAN AND JILLISA M. MOHLMAN, husband and wife, GRANTEEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

All of Lot Ten (10) and the West One-Half (W ½) of Lot Eleven (11), Block Four (4), Hoover's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: May 9th, 2017.

Kurt Allen  
KURT ALLEN

Kristi Allen  
KRISTI ALLEN

STATE OF NEBRASKA )  
) SS:  
COUNTY OF ADAMS )

The foregoing warranty deed was acknowledged before me on May 9, 2017, by Kurt Allen and Kristi Allen.

My commission expires: 8-15-17

Gretchen A. Esch  
Notary Public

General Notary - State of Nebraska  
GRETCHEN A. ESCH  
My Comm. Exp. Aug. 15, 2017.

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 05/26/2017

Record : 1 of: 1

Inspected By: CJ Inspection Date: 09/09/2015

Parcel ID #: 000332600 Map # : 4133-00-0-20055-004-9370  
 MOHLMAN, ADAM M. & JILLISA M. Situs :1106 W SALINE ST  
 Legal :LOT 10 & W1/2 LOT 11 BLOCK 4 BLUE HILL  
 1106 SALINE HOOVERS ADDITION  
 BLUE HILL, NE 68930-

LOT INFORMATION

Neighborhood :	300 BLUE HILL	Value Method:	SF
Lot Width :	75	# of Units :	10125
Lot Depth :	135	Unit Value :	0.25
Topography :	LEVEL Amenities	Adjustments :	
Street Access :	A,C&G,FW,BL	Lot Value :	2,525
Utilities :	ALL		

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1972/45
Quality :	20 - Fair	Effective Age :	
Condition :	30 - Average	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% VINYL		
Floor Area :	1,248		
Basement Area :	1,248		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	1.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	5		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$63,050
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value .....	\$60,525
Land Value .....	\$2,525
FINAL ESTIMATE OF VALUE .....	\$63,050
Value per Square Foot .....	48
Current Total Assessed Value for Parcel # 000332600 .....	\$63,050

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/26/2017

Record : 1 of: 1

Parcel ID #: 000332600	Map #: 4133-00-0-20055-004-9370
MOHLMAN, ADAM M. & JILLISA M.	Situs : 1106 W SALINE ST
1106 SALINE	Legal : LOT 10 & W1/2 LOT 11 BLOCK 4 BLUE HILL
BLUE HILL, NE	HOOVERS ADDITION
68930-	

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000      Manual Date : 06/13      Cost Factor : 0.95

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,248	x	68.94	= 86,037
<u>ADJUSTMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,248	1.90	1.90	2,371
PLUMBING Base is: 7 (under base)	2	922.14	(1.40)	(1,747)
BASEMENT COST	1,248	16.30	16.30	20,339
PARTITION FINISH	511	29.07	11.90	14,855
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1248	x	97.64	= 121,855
<u>IMPROVEMENTS</u>				
	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
NO GARAGE				
DET GAR FAIR CONC	288	16.20	27%	3,405 *
CONCRETE DRIVE/FAIR	170	4.28	27%	530 *
SHED DIRT/LOW	180	6.27	37%	710 *
WOOD DECK	544	9.46		5,145

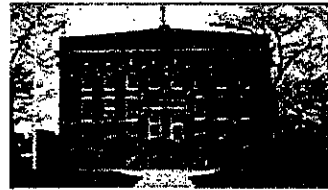
TOTAL REPLACEMENT COST NEW	1248	x	101.76	= 127,000
----------------------------	------	---	--------	-----------

Depreciation	: 56% Total	56% Physical	Functional	Economic
Less Depreciation/Plus Appreciation :				(71,120)

Improvement Value .....	\$55,880
Land Value .....	\$2,525
Lump Sums .....	4,645 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$63,050
Value per Square Foot .....	\$48.00

**WEBSTER COUNTY ASSESSOR**

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)

DATE: 5/12/2017

SELLER: KURT AND KRISTI ALLEN  
PO BOX 453  
BLUE HILL, NE 68930  
BUYER: ADAM M. AND JILLISA M. MOHLMAN  
1106 SALINE  
BLUE HILL, NE 68930

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 332600 BOOK /PAGE: 2017-980 DATE OF SALE: 5/12/2017  
LEGAL DESCRIPTION: ALL OF LOT 10 AND THE 1/2 OF LOT 11, BLOCK 4, HOOVERS ADDITION TO THE VILLAGE OF BLUE HILL.

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. **\*If we do not hear from you within 15 days we will calling for the information.** Thank you in advance for your cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

- What was the total purchase price? \$ 70,000 Yes / No
- If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
*If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?* \$ \_\_\_\_\_
- 5 What expenses have been incurred in each of the past five years? \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)  
If Yes explain: \_\_\_\_\_

CONTINUED ON BACK

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

KURT AND KRISTI ALLEN TO ADAM AND JILLISA M. MOHLMAN

BOOK-PAGE 2017-980

DATE OF SALE 5/12/2017

LEGAL DESCRIPTION ALL OF LOT TEN (10) AND THE W1/2 OF LOT 11, BLOCK 4, HOOVERS ADDITION TO THE VILLAGE OF BLUE HILL

LOCATION ID PARCEL(S) 332600 / 9370

ASSESSOR LOCATION BLUE HILL

ADDRESS OF PROPERTY 1106 W SALEINE STREET

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	2525	64885	67410
2015	2525	64885	67410
2016	2525	60,525	63050

SELLING PRICE	70000	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
---------------	-------	-------------------	------------------------	---------------------------

SCHOOL BASE # 6104 91-0074 HOUSE QUALITY 20 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1972

MOBILE HOME NA

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1008-101D

# PAGES 5

GRANTEE MASTER NAME# David A. Marreck

PARCEL #/  
FILING NUMBER 001316300/63540

34-4-9

Lipovsky (LE)  
(James L. Lipovsky)  
Corantee

DOC STAMPS Evernot 5A

SALES FILE # 104

# PAGES \_\_\_\_\_

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INVALE W/HOME SITE	INVALE / NO HOME SITE	INVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT 150

TOTAL SALE PRICE - 0 -

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 5-18-2017

DEED TYPE WTD-LE

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE			
CODE	1	2	3	<u>4</u>	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Life Estate for David + Nancy Lipovsky  
Corantee James L. Lipovsky

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. 104  
 • If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>5</u> Day <u>18</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>5</u> Day <u>18</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>David Lipovsky &amp; Nancy L. Lipovsky</b> Street or Other Mailing Address <b>P.O. Box 206</b> City <b>Fairfield</b> State <b>NE</b> Zip Code <b>68938</b> Phone Number <b>(402) 726-2177</b> Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>James L. Lipovsky</b> Street or Other Mailing Address <b>30380 Road H</b> City <b>Fairfield</b> State <b>NE</b> Zip Code <b>68938</b> Phone Number <b>(402) 469-0140</b> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
**\$297,685**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

15 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes  No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
See #5

18a  No address assigned    18b  Vacant land

20 Legal Description  
**See Attachment**

21 If agricultural, list total number of acres 240

22 Total purchase price, including any liabilities assumed .....	22	\$
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ <b>0.00</b>

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

<p><b>sign here</b></p> <p>Print or Type Name of Grantee or Authorized Representative  <b>Kelly M. Thomas</b></p> <p>Signature of Grantee or Authorized Representative <i>[Signature]</i></p>	<p>Attorney at Law</p> <p>Phone Number <b>(402) 362-5506</b></p> <p>Date <b>5-18-2017</b></p>
---	---

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>22</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>Exempt # 5a</u>	28 Recording Data <u>BK2017, Pg 1008-1010</u>

**Schedule "A"**  
**Webster County**

The Southwest Quarter (SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4) of Section Thirty-four (34), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.



State of Nebraska } ss.  
County of Webster }  
Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 22 day  
of May A.D. 2017 at 11:36  
o'clock A M. Recorded in Book 207  
on Page 1008-1010  
Deb Klingerbein County Clerk  
BB Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-22-17  
\$ Exempt \$ 5 By BB

Return to: Kelly M. Thomas  
NSBA #18233  
408 N. Platte Ave., Ste. A  
York, NE 68467  
(402) 362-5506

**WARRANTY DEED**  
(Reserving Life Estate for benefit of Grantors)

David J. Lipovsky, also known as David Lipovsky, and Nancy L. Lipovsky, Husband and Wife, Grantors, in consideration of One Dollar, love and affection, and other good and valuable consideration received from Grantee, James L. Lipovsky, hereby bargain, sell, grant, and convey to Grantee the following-described real estate (as defined in Neb. Rev. Stat. §76-201):

See attached schedule "A"

Reserving and excepting therefrom, however, a life estate for the use and benefit of Grantors, David J. Lipovsky and Nancy L. Lipovsky, and retaining for their benefit the full use, control, income and possession of the property for and during their natural life times.

Grantors covenant with Grantee that Grantors:

- (1) are lawfully seized of such real estate and that it is free from encumbrances except easements, restrictive covenants and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

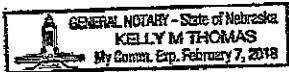
Executed on May 18 2017.

David Lipovsky  
David J. Lipovsky, Grantor

Nancy L. Lipovsky  
Nancy L. Lipovsky, Grantor

STATE OF NEBRASKA )  
 ) ss.  
County of York )

The foregoing instrument was acknowledged before me on May 18, 2017 by David J. Lipovsky, also known as David Lipovsky, and Nancy L. Lipovsky, Husband and Wife.



Kelly Thomas  
Notary Public

My commission expires FEBRUARY 7, 2018.

**Schedule "A"**  
**Webster County**

The Southwest Quarter (SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4) of Section Thirty-four (34), Township Four (4) North, Range Nine (9) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1016 # PAGES 3 GRANTEE MASTER NAME# Crystal L. Fontaine  
 PARCEL # / FILING NUMBER 000615200/18010 Ownership #13058

DOC STAMPS 56.25  
 SALES FILE# 105 # PAGES \_\_\_\_\_

NEIGHBORHOOD #

1	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	2000	4000	9000	9500	RURAL RESIDENTIAL _____
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	SUBURBAN _____

TAX DISTRICT 25  
 TOTAL SALE PRICE 24,900  
 521 ADJUSTMENTS \$ \_\_\_\_\_  
 ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO  
 SALES DATE 5-23-2017  
 DEED TYPE WD

SALE QUAL

<input checked="" type="radio"/>	ADJUSTED	SUBCHNGD	NO	MOBILE
1	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	GR	INA	RC	ROS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# Real Estate Transfer Statement

105

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name	2 County Number <b>WEBSTER - 91</b>	3 Date of Sale/Transfer Mo. <u>04</u> Day _____ Yr. <u>2017</u>	4 Date of Deed Mo. <u>04</u> Day _____ Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Katelyn M. Duffy and Kent P. Duffy</b> Street or Other Mailing Address <b>2408 Road H</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number _____		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Crystal L. Fountaine</b> Street or Other Mailing Address <b>540 University Street</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number _____ Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Email Address _____		Email Address _____	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed:  Conservator,  Bill of Sale,  Cemetery,  Corrective,  Death Certificate - Transfer on Death,  Distribution,  Easement,  Executor,  Land Contract/Memo,  Lease,  Mineral,  Partition,  Personal Rep.,  Quit Claim,  Sheriff,  Trust/Trustee,  Warranty,  Other \_\_\_\_\_

9 Was the property purchased as part of an IFS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer:  Auction,  Court Decree,  Distribution,  Easement,  Exchange,  Foreclosure,  Gift,  Grantor Trust,  Imrevocable Trust,  Life Estate,  Partition,  Revocable Trust,  Sale,  Satisfaction of Contract,  Transfer on Death,  Trustee to Beneficiary,  Other (Explain) \_\_\_\_\_

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No \_\_\_\_\_

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No \_\_\_\_\_

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  
 Yes  No  
 Aunt or Uncle to Niece or Nephew  Family Corp., Partnership, or LLC  Self  Other \_\_\_\_\_  
 Brothers and Sisters  Grandparents and Grandchild  Spouse  
 Ex-spouse  Parents and Child  Step-parent and Step-child

14 What is the current market value of the real property?  
**\$16,740**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes \_\_\_\_\_  No

18 Address of Property  
**540 University Street, Guide Rock, NE 68942**

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Grantee**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**See attached**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed .....	22	\$ 24,900.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23) .....	24	\$ 24,900.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

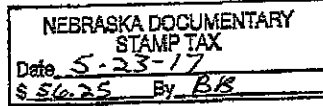
**sign here** *Katelyn M. Duffy* Print or Type Name of Grantee or Authorized Representative  
*Katelyn Duffy* Signature of Grantee or Authorized Representative  
**Grantor** Title  
 Phone Number **402-257-7318**  
 Date **05-23-17**

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>23</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number \$ <u>56.25</u>	28 Recording Data <b>BK2017 Pg 1016</b>

The West Seventy (W 70) feet of Lot One (1), and the West Seventy (W 70) feet of the North Forty (N 40) feet of Lot Two (2), and the North Three (N 3) feet of Lot Eighteen (18), and all of Lots Nineteen (19), Twenty (20) and Twenty-one (21), all in Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska, according to the recorded plat thereof.

State of Nebraska }  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 23 day of May, A.D., 2017, at 1:10 o'clock P.M. Recorded in Book 2017 on Page 1016  
Deb Klingenberg County Clerk  
10.00 Deputy  
ind Comp Assessor Caded



Prepared by:  
Theobald Law Office  
P O Box 423  
Red Cloud, NE 68970

WARRANTY DEED

Katelyn M. Duffy, formerly known as Katelyn M. Giger, and Kent P. Duffy, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Crystal L. Fountaine, convey to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Seventy (W 70) feet of Lot One (1), and the West Seventy (W 70) feet of the North Forty (N 40) feet of Lot Two (2), and the North Three (N 3) feet of Lot Eighteen (18), and all of Lots Nineteen (19), Twenty (20) and Twenty-one (21), all in Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska, according to the recorded plat thereof.

Grantors covenant, jointly and severally, with Grantee that Grantors:

- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed May 23, 2017.

Katelyn M. Duffy  
Katelyn M. Duffy

Kent P. Duffy  
Kent P. Duffy

STATE OF )  
) SS.  
COUNTY OF )

The foregoing instrument was acknowledged before me on May 23, 2017 by Katelyn M. Duffy, formerly known as Katelyn M. Giger, and Kent P. Duffy, wife and husband.



Arlene M. Delka  
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 05/26/2017  
Inspected By: SK Inspection Date: 10/17/2013

Record : 1 of: 1

Parcel ID #: 000615200	Map # : 4487-00-0-40020-001-0000
FOUNTAIN, CRYSTAL L.	Situs :540 UNIVERSITY ST
540 UNIVERSITY STREET	Legal :W70' LOT 1 & W70' N40' LOT 2 & N3' OF
GUIDE ROCK, NE 68942-	18 & ALL 19 THRU 21 BLK 1 GUID E ROCK
	TALBOTS ADD

LOT INFORMATION

Neighborhood : 100 GUIDE ROCK	Value Method: SF
Lot Width : 1	# of Units : 16800
Lot Depth : 16800	Unit Value : 0.01
Topography : LEVEL Amenities	Adjustments :
Street Access : BLACKTOP	Lot Value : 165
Utilities : ALL	

PHYSICAL INFORMATION

Type : 1 - Single Family	Year Built/Age : 1900/117
Quality : 40 - Good	Effective Age :
Condition : 30 - Average	Remodel Date :
Arch Type :	Remodel Type :
Style : One-Story 100%	
Exterior Wall : 100% METAL/STEEL	
Floor Area : 1,032	
Basement Area : 0	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 2	
Baths : 1.0	
Heat Type : 100% BASEBOARD ELEC	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 5	

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$18,115
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value .....	\$17,950
Land Value .....	\$165
FINAL ESTIMATE OF VALUE .....	\$18,115
Value per Square Foot .....	17
Current Total Assessed Value for Parcel # 000615200 .....	\$18,115

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.



WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/26/2017

Record : 1 of: 1

Parcel ID #: 000615200	Map # : 4487-00-0-40020-001-0000
FOUNTAIN, CRYSTAL L.	Situs : 540 UNIVERSITY ST
540 UNIVERSITY STREET	Legal : W70' LOT 1 & W70' N40' LOT 2 & N3' OF
GUIDE ROCK, NE	18 & ALL 19 THRU 21 BLK 1 GUID E ROCK
68942-	TALBOTS ADD

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000      Manual Date : 06/13      Cost Factor : 0.95

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,032	x	110.49	= 114,026
<u>ADJUSTMENTS</u>				
ROOFING	1,032		(1.34)	(1,383)
SUBFLOOR				
HEATING & COOLING	1,032		(0.49)	(506)
PLUMBING Base is: 12 (under base)	7		1910	(12,704)
BASEMENT COST			0.00	
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
 ADJUSTED STRUCTURE COST	 1032	 x	 96.35	 = 99,433
<u>IMPROVEMENTS</u>				
ATTACHED GARAGE	440		32.24	0.87
YARD SHED/LOW/96SQ	1		100.00	0%
SLAB W/ROOF & STEPS	50		41.20	
SOLID WALL PORCH	124		72.71	
SOLID WALL PORCH	200		63.02	

TOTAL REPLACEMENT COST NEW      1032      x      133.04      =      137,300

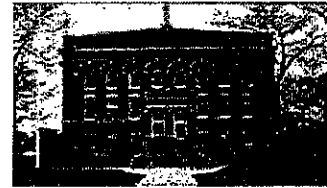
Depreciation : 87% Total      87% Physical      Functional      Economic  
Less Depreciation/Plus Appreciation :      (119,450)

Improvement Value .....	\$17,850
Land Value .....	\$165
Lump Sums	100 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$18,115
Value per Square Foot .....	\$17.00

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

**WEBSTER COUNTY ASSESSOR**

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)

DATE: 5/30/2017

SELLER: KATELYN M. DUFFY AND KENT P DUFFY  
2408 ROAD H  
GUIDE ROCK, NE 68942  
BUYER: CRYSTAL L. FOUNTAINE  
540 UNIVERSITY STREET  
GUIDE ROCK, NE 68942

**RE: RESIDENTIAL PROPERTY SALES VERIFICATION**

PARCEL ID: 615200 BOOK /PAGE: 2017-1016 DATE OF SALE: 5/23/2017  
LEGAL DESCRIPTION: WEST 70 FEET LOT 1, AND THE WEST 70 FEET OF NORTH 40 FEET OF LOT 2, THE NORTH 3 FEET OF LOT 18, AND ALL OF LOTS 19, 20, 21, ALL IN BLOCK 1, TALBOTS ADDITION TO GUIDE ROCK

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. **\*If we do not hear from you within 15 days we will calling for the information.** Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

- What was the total purchase price? \$ 24,900 Yes / No
- If No explain: \_\_\_\_\_
- 2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):  
Appliances Furniture Other (please explain):
- 3 What is the dollar value of the personal property that was included in the purchase price? \$ \_\_\_\_\_  
*If the property is a rental property and produces income, what rent has been charged for it in each of the past five years?* \$ \_\_\_\_\_
- 5 *What expenses have been incurred in each of the past five years?* \$ \_\_\_\_\_
- 6 How long was the property on the market? \_\_\_\_\_
- 7 Were any changes made to the property either before or after the sale? Yes / No  
(Example: Remodeling Renovations Additions Repairs Demolition)
- If Yes explain: \_\_\_\_\_

**CONTINUED ON BACK**

RESIDENTIAL SALES FILE

PAGE 1 COMMENTS Katelyn Coiger Duffy to Crystal Fountaine

BOOK-PAGE 2017-1016 DATE OF SALE 5-23-2017

LEGAL DESCRIPTION W 70 feet of Lot (1) West 70' N 40 feet Lot 2 N 3 Lot 18 and

LOCATION ID PARCEL(S) ALL Lots 19, 20, 21 all in Block 1, Talbot's Addition to Guide Rock  
540 University - 000615200/18010

ASSESSOR LOCATION Guide Rock ADDRESS OF PROPERTY 540 University

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	165	12,190	12,355
2015	165	12,190	12,355
2016	165	16,575	16,740

SELLING PRICE 24,900 521 ADJUSTMENT ASSESSOR ADJUSTMENT ADJUSTED SELLING PRICE

SCHOOL BASE # 6105-105-0011 HOUSE QUALITY 40 HOUSE CONDITION 30 DATE OF CONSTRUCTION 1900

MOBILE HOME N/A

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1034

# PAGES 2

GRANTEE MASTER NAME# Richard Alber

PARCEL # / FILING NUMBER 007078001 66660

134-10

ownership: 10481

DOC STAMPS 1,687.50

SALES FILE # 106

# PAGES 2

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 185

TOTAL SALE PRICE 750,000

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 3-15-2017

DEED TYPE WD

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	<u>1</u>	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	<u>RUR</u>
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS \_\_\_\_\_

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. **106**  
 • If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 03 Day 15 Yr. 2017		Mo. 05 Day 15 Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) McKinney & Sons, L.P.				Grantee's Name (Buyer) Richard Alber			
Street or Other Mailing Address 4021 Douglas Blvd				Street or Other Mailing Address 2025 Rd T			
City Granite Bay		State CA		Zip Code 95746		City Blue Hill	
		State NE		Zip Code 68930			
Phone Number (916) 798-0995				Phone Number (402) 469-2273		Is the grantee a 501(c)(3) organization? if Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status		(B) Property Type				(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home	
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt		
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational				

8 Type of Deed  Conservator  Distribution  Land Contract/Memo  Partition  Sheriff  Other \_\_\_\_\_  
 Bill of Sale  Corrective  Easement  Lease  Personal Rep.  Trust/Trustee  
 Cemetery  Death Certificate - Transfer on Death  Executor  Mineral  Quit Claim  Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer  Distribution  Foreclosure  Irrevocable Trust  Revocable Trust  Transfer on Death  
 Auction  Easement  Gift  Life Estate  Sale  Trustee to Beneficiary  
 Court Decree  Exchange  Grantor Trust  Partition  Satisfaction of Contract  Other (Explain) \_\_\_\_\_

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)  
 Yes  No  Aunt or Uncle to Niece or Nephew  Family Corp., Partnership, or LLC  Self  Other \_\_\_\_\_  
 Brothers and Sisters  Grandparents and Grandchild  Spouse  
 Ex-spouse  Parents and Child  Step-parent and Step-child

14 What is the current market value of the real property?  
 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  Yes  No

18 Address of Property  
 Rural Property  
 Webster County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
 same as Grantee

18a  No address assigned 18b  Vacant land

20 Legal Description  
 The Southeast Quarter (SE1/4) of Section Thirteen (13), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 160 +/-

22 Total purchase price, including any liabilities assumed	22	\$	750,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	750,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.  
 David B. Garwood (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  
 Signature of Grantee or Authorized Representative Attorney 5-25-17  
 Title Date

26 Date Deed Recorded		27 Value of Stamp or Exempt Number		28 Recording Data		For Dept. Use Only
Mo. 5 Day 25 Yr. 17		\$ 1687.50		BK2017 Pg 1034		

BK2017, Pg 1034

State of Nebraska ) ss.  
County of Webster )  
Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 25 day  
of May A.D., 2017 at 2:45  
o'clock P.M. Recorded in Book 207  
on Page 1034  
Deb Klingenberg County Clerk  
BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Cared \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-25-17  
\$ 1,687.50 By BB

WARRANTY DEED

McKinney & Sons, L.P., a California limited partnership, GRANTOR, in consideration of SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$750,000.00) receipt of which is hereby acknowledged, conveys to Richard Alber, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Thirteen (13), Township Four (4) North, Range Ten (10), West of the 6th P. M., Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR:

(1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;

(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed May 15, 2017.

MCKINNEY & SONS, L.P.

By Gerald D. McKinney  
Gerald D. McKinney, General Partner

By John C. McKinney  
John C. McKinney, General Partner

STATE OF CALIFORNIA, COUNTY OF Placer ) ss.

The foregoing instrument was acknowledged before me on May 15<sup>th</sup>, 2017, by Gerald D. McKinney and John C. McKinney, General Partners of McKinney & Sons, L.P. on behalf of the Partnership.

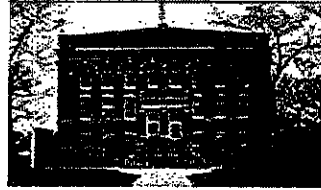
Comm. expires 11/12/19

Tammy Bradley  
Notary Public



**WEBSTER COUNTY ASSESSOR**

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
[dlwebcoassr@outlook.com](mailto:dlwebcoassr@outlook.com)

DATE: 5/30/2017

SELLER: MCKINNEY & SONS, L.P.  
4021 DOUGLAS BLVD  
GRANITE BAY, CA 95746  
BUYER: RICHARD ALBER  
2025 RD T  
BLUE HILL, NE 95746

**RE: AGRICULTURE PROPERTY SALES VERIFICATION**

PARCEL ID: 1707800 BOOK /PAGE: 2017-1034 DATE OF SALE: 3/15/2017  
LEGAL DESCRIPTION: THE SE1/4 13-4-10

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. If we do not hear from you within 15 days, we will be calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

What Was the total purchase  
1 price? \$ 750,000 Yes / No

If No explain: \_\_\_\_\_

2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):

Pivot Irrigation Pipe (Above ground / Buried) Motor Machinery Grain / Crops Other (please explain):

3 What is the dollar value of the personal property that was it included in the purchase price? \$ \_\_\_\_\_

4 If this sale was involved in a 1031 like kind exchange; is it going to a holding company? Yes / No

5 How long was the property on the market? \_\_\_\_\_

How did you learn that the property was for sale? Circle

6 one: Advertising Broker/Realtor Family Newspaper Seller

Prior Knowledge Other (please explain): \_\_\_\_\_

7 How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement

Set by Seller Other (please explain):

CONTINUED ON BACK

McKinney + Sons L.P. to Richard Alber

BOOK-PAGE 2017-1034

DATE OF SALE 3-15-2017

LEGAL DESCRIPTION SE 1/4 13-4-10

LOCATION ID PARCEL(S) 001707800-66640

ASSESSOR LOCATION Rural

ADDRESS OF PROPERTY Rural SE 1/4 13-4-10

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	562,225		562,225
2015	729,215		729,215
2016	725,080		725,080

SELLING PRICE 150,000

521 ADJUSTMENT

ASSESSOR ADJUSTMENT

ADJUSTED SELLING PRICE

SCHOOL BASE # 6104-91-0074-BH

HOUSE QUALITY NA

HOUSE CONDITION NA

DATE OF CONSTRUCTION NA

MOBILE HOME NA



PARCEL(S) 1707800

BOOK-PAGE 2017-1034

EQUIP IRRIGATION WELL	EQUIP IRRIGATION BOSTWICK	EQUIP IRRIGATION GOTTSCH WASTE WATER	EQUIP IRRIGATION CREEK	EQUIP IRRIGATION REPUBLICAN RIVER	EQUIP IRRIGATION STREAM	EQUIP IRRIGATION WELL / BOSTWICK	EQUIP IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 E	1A1 B E	1A1 F E	1A1 K E	1A1 R E	1A1 S E	1A1 V E	1A1 U E
1A E	1A B E	1A F E	1A K E	1A R E	1A S E	1A V E	1A U E
2A1 E	2A1 B E	2A1 F E	2A1 K E	2A1 R E	2A1 S E	2A1 V E	2A1 U E
2A E	2A B E	2A F E	2A K E	2A R E	2A S E	2A V E	2A U E
3A1 E	3A1 B E	3A1 F E	3A1 K E	3A1 R E	3A1 S E	3A1 V E	3A1 U E
3A E	3A B E	3A F E	3A K E	3A R E	3A S E	3A V E	3A U E
4A1 E	4A1 B E	4A1 F E	4A1 K E	4A1 R E	4A1 S E	4A1 V E	4A1 U E
4A E	4A B E	4A F E	4A K E	4A R E	4A S E	4A V E	4A U E
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

CREP IRRIGATION WELL	CREP IRRIGATION BOSTWICK	CREP IRRIGATION GOTTSCH WASTE WATER	CREP IRRIGATION CREEK	CREP IRRIGATION REPUBLICAN RIVER	CREP IRRIGATION STREAM	CREP IRRIGATION WELL / BOSTWICK	CREP IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 P	1A1 B P	1A1 F P	1A1 K P	1A1 R P	1A1 S P	1A1 V P	1A1 U P
1A P	1A B P	1A F P	1A K P	1A R P	1A S P	1A V P	1A U P
2A1 P	2A1 B P	2A1 F P	2A1 K P	2A1 R P	2A1 S P	2A1 V P	2A1 U P
2A P	2A B P	2A F P	2A K P	2A R P	2A S P	2A V P	2A U P
3A1 P	3A1 B P	3A1 F P	3A1 K P	3A1 R P	3A1 S P	3A1 V P	3A1 U P
3A P	3A B P	3A F P	3A K P	3A R P	3A S P	3A V P	3A U P
4A1 P	4A1 B P	4A1 F P	4A1 K P	4A1 R P	4A1 S P	4A1 V P	4A1 U P

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 05/26/2017

Parcel # : 001707800  
 Current Owner : ALBER, RICHARD  
  
 2025 RD T  
 BLUE HILL, NE 68930-0000

Map # : 4133-13-4-0-0-66640  
 Tax District : 185  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : SE1/4 13-4-10

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
4148	HOLDREGE SOILS, 7-11% SLOPES, DRY		4D1	No		10.00	2,190	21,900	21,900
2671	HOLDREGE SILT LOAM, 3-7% SLOP DRY		3D1	No		2.10	2,265	4,755	4,755
2669	HOLDREGE SILT LOAM, 1-3% SLPE DRY		1D	No		1.60	2,705	4,330	4,330
2521	COLY-HOBBS SILT LOAMS, 0-30% DRY		4D	No		0.60	2,190	1,315	1,315
Dry Use Totals :						14.30		32,300	32,300
2671	HOLDREGE SILT LOAM, 3-7% SLOP GRAS		3G1	No		0.10	1,425	145	145
3561	HOBBS SILT LOAM, OCCASIONALLY GRAS		2G1	No		2.10	1,425	2,995	2,995
4148	HOLDREGE SOILS, 7-11% SLOPES, GRAS		4G1	No		3.00	1,425	4,275	4,275
4138	HOLDREGE SILT LOAM, 7-11% SLO GRAS		4G1	No		1.00	1,425	1,425	1,425
4147	HOLDREGE SOILS, 3-7% SLOPES, GRAS		3G	No		0.70	1,425	1,000	1,000
Grass Use Totals :						6.90		9,840	9,840
3561	HOBBS SILT LOAM, OCCASIONALLY IRRG		2A1	No		9.00	4,930	44,370	44,370
2671	HOLDREGE SILT LOAM, 3-7% SLOP IRRG		3A1	No		7.20	4,775	34,380	34,380
4138	HOLDREGE SILT LOAM, 7-11% SLO IRRG		4A1	No		27.60	4,740	130,825	130,825
4148	HOLDREGE SOILS, 7-11% SLOPES, IRRG		4A1	No		70.30	4,740	333,220	333,220
2521	COLY-HOBBS SILT LOAMS, 0-30% IRRG		4A	No		17.40	4,740	82,475	82,475
2669	HOLDREGE SILT LOAM, 1-3% SLPE IRRG		1A	No		3.00	4,930	14,790	14,790
Irrg Use Totals :						134.50		640,060	640,060
ROAD	COUNTY ROAD	ROAD	ROAD	No		4.00	0	0	0
Road Use Totals :						4.00		0	0
Parcel Totals :						159.70		682,200	682,200

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1035

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME# Richard Alber

PARCEL # / FILING NUMBER 0017078

Rev. Trust  
# 12910

DOC STAMPS -0-

SALES FILE # 107

# PAGES \_\_\_\_\_

NEIGHBORHOOD #	<u>1</u>	100	105	250	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	<u>4000</u>	5000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 185

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ -0-

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 5-25-17

DEED TYPE WD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE			
CODE	1	2	3	<u>4</u>	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH BLUE HILL	BLA BLADEN	COW COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	<u>RUR</u> RURAL

COMMENTS Created Richard Alber Rev. Trust.  
Exempt #19

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

107

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
WEBSTER - 91				Mo. 05 Day ____ Yr. 2017		Mo. 05 Day ____ Yr. 2017	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) Richard Alber				Grantee's Name (Buyer) Richard Alber Revocable Trust			
Street or Other Mailing Address 2025 Rd T				Street or Other Mailing Address 2025 Rd T			
City Blue Hill		State NE		Zip Code 68930		City Blue Hill	
State NE		Zip Code 68930		City Blue Hill		State NE	
Phone Number (402) 469-2273		Phone Number (402) 469-2273		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input checked="" type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input checked="" type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes  No

18 Address of Property  
Rural Property  
Webster County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
same as Grantee

18a  No address assigned 18b  Vacant land

20 Legal Description  
The Southeast Quarter (SE1/4) of Section Thirteen (13), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska.

21 If agricultural, list total number of acres 160 +/-

22 Total purchase price, including any liabilities assumed	22	\$ 0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$ 0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 19

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

David B. Garwood (402) 746-3613  
 Print or Type Name of Grantee or Authorized Representative Phone Number  

 Signature of Grantee or Authorized Representative Title Attorney  
 Date 5-25-17

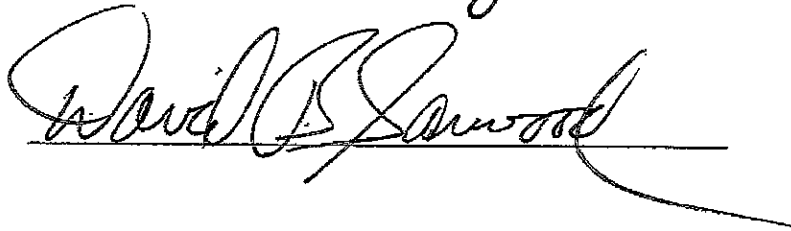
Register of Deed's Use Only			For Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Recording Data	
Mo. 5 Day 25 Yr. 17	\$ Exempt # 19	BK2017, Pg 1035	

**CERTIFICATE OF EXEMPTION**

The undersigned certifies that the transfer of the property referred to herein is made under such circumstances as to come within Neb. Rev. Stat. 76-902 (19) and that evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Nebraska Department of Revenue.

REASON FOR EXEMPTION: Grantor(s) are Trustee(s) of a revocable trust for benefit of Grantor(s).

Dated this 25<sup>th</sup> day of May, 2017.



A handwritten signature in cursive script, appearing to read "David B. Garwood", is written over a horizontal line. The signature is fluid and extends slightly below the line.

State of Nebraska }  
County of Webster } ss.

Entered on the numerical index and filed for record in the Clerk's office of said county this 25 day of May, A.D., 2017, at 2:50 o'clock P. M., Recorded in Book 207 on Page 1035  
Deb Klipschberger County Clerk  
\$10.00 Deputy  
Ind. \_\_\_ Comp. \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-25-17  
\$ 10.00 By BB

**WARRANTY DEED**

Richard Alber, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to trust for benefit of Grantor, receipt of which is hereby acknowledged, conveys to Richard Alber, Trustee of the Richard Alber Revocable Trust under agreement dated June 7, 2016, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Thirteen (13), Township Four (4) North, Range Ten (10), West of the 6th P. M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed May 25, 2017.

Richard Alber  
Richard Alber

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 25, 2017, by Richard Alber, a single person.

GENERAL NOTARY - State of Nebraska  
DAVID B. GARWOOD  
My Comm. Exp. October 22, 2018  
Comm. Expires 10-22-2018

David B. Garwood  
Notary Public

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1046

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME# Vala Phelps  
(Estate)

PARCEL# / FILING NUMBER 000 W0500 / 31,090

DOC STAMPS -0-

SALES FILE# 108

# PAGES \_\_\_\_\_

NEIGHBORHOOD #

1	100	105	200	205	300	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS

1000	2000	4000	8000	9500
RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL \_\_\_\_\_  
SUBURBAN \_\_\_\_\_

TAX DISTRICT 65

TOTAL SALE PRICE -0-

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 5-25-2017

DEED TYPE QCD

SALE QUAL

YES	ADJUSTED	SUBCHNGD	NO	MOBILE
-----	----------	----------	----	--------

CODE

1	2	3	4	5
USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE

BH	BLA	COW	GR	INA	RC	ROS	RUR
BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Exempt 5A - Life Estate

# Real Estate Transfer Statement

To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

108

FORM 521

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <b>05</b> Day <b>25</b> Yr. <b>2017</b>		4 Date of Deed Mo. <b>05</b> Day <b>25</b> Yr. <b>2017</b>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Valda Pheips</b> Street or Other Mailing Address <b>738 N Walnut St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Brook M. Lewis, Julie A. Pheips &amp; George D. Pheips</b> Street or Other Mailing Address <b>738 N Walnut St</b> City <b>Red Cloud</b> State <b>NE</b> Zip Code <b>68970</b> Phone Number Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> State Assessed <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed		9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer		11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same use? (If No, state the intended use.)					
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input checked="" type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input type="checkbox"/> Warranty	<input type="checkbox"/> Other	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input checked="" type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input checked="" type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other

14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

18 Address of Property <b>738 N Walnut St Red Cloud, NE 68970</b>	19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Valda Pheips 738 N Walnut St Red Cloud, NE 68970</b>
18a <input type="checkbox"/> No address assigned	18b <input type="checkbox"/> Vacant land

20 Legal Description  
**Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Eighteen (18), Original Town of Red Cloud, Webster County, Nebraska.**

21 If agricultural, list total number of acres \_\_\_\_\_

22 Total purchase price, including any liabilities assumed	22	\$	0.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **5a**

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**Kory J. McCracken** (402) 746-3613  
Print or Type Name of Grantee or Authorized Representative Phone Number

**Attorney**  
Signature of Grantee or Authorized Representative Title Date **5/25/17**

26 Date Deed Recorded Mo. <b>5</b> Day <b>25</b> Yr. <b>17</b>		27 Value of Stamp or Exempt Number <b>\$ Exempt # 5a</b>		28 Recording Data <b>BK2017, Pg 1046</b>	
---	--	---	--	---	--

Grantee—Retain a copy of this document for your records.



State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 25 day  
of May, A.D. 2017, at 3:45  
o'clock P.M. Recorded in Book 2017  
on Page 1046  
Neb. Klinebarger County Clerk  
\*10-00 BB Deputy  
ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-25-17  
\$ Exempt By BR

**QUITCLAIM DEED**

Valda Phelps, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Brook M. Lewis, a married person, Julie A. Phelps, a single person, and George D. Phelps, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Eighteen (18), Original Town of Red Cloud, Webster County, Nebraska.

**GRANTOR HEREBY RESERVES TO THEMSELVES A LIFE ESTATE  
IN SAID REAL ESTATE.**

Executed May 25, 2017.

Valda Phelps  
Valda Phelps

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 25, 2017, by Valda Phelps, a single person.

KORY MCCrackEN  
General Notary  
State of Nebraska  
My Commission Expires Aug 27, 2018

Comm. expires

Kory McCracken  
Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 05/30/2017

Record : 1 of: 1

Inspected By: TS Inspection Date: 09/09/2016

Parcel ID #:	000110500	Map #	: 4371-00-0-10005-018-0000
PHELPS, VALDA LE		Situs	: 738 N WALNUT ST
738 NORTH WALNUT STREET		Legal	: LOTS 21-24 BLOCK 18 ORIGINAL TOWN RED CLOUD
RED CLOUD, NE	68970-0000		

LOT INFORMATION

Neighborhood :	200 RED CLOUD	Value Method:	SF
Lot Width :	100	# of Units :	14200
Lot Depth :	142	Unit Value :	0.09
Topography :	Amenities	Adjustments :	
Street Access :		Lot Value :	1,255
Utilities :			

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	1954/63
Quality :	30 - Average	Effective Age :	
Condition :	35 - Average +	Remodel Date :	
Arch Type :		Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	100% COMMON-BRICK		
Floor Area :	1,824		
Basement Area :	1,824		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	3.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	8		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$84,945
Estimate of Value (Using Market Approach) .....	
Estimate of Value (Using Model) .....	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value .....	\$83,690
Land Value .....	\$1,255
FINAL ESTIMATE OF VALUE .....	\$84,945
Value per Square Foot .....	46
Current Total Assessed Value for Parcel # 000110500 .....	\$84,945

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/30/2017

Record : 1 of: 1

Parcel ID #: 000110500	Map # : 4371-00-0-10005-018-0000
PHELPS, VALDA LE	Situs : 738 N WALNUT ST
738 NORTH WALNUT STREET	Legal : LOTS 21-24 BLOCK 18 ORIGINAL TOWN RED CLOUD
RED CLOUD, NE	68970-0000

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000      Manual Date : 06/13      Cost Factor : 0.95

DESCRIPTION	Square feet		Base SF Cost	Total Cost
BASIC STRUCTURE COST	1,824	x	85.16	= 155,332
<u>ADJUSTMENTS</u>				
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,824		2.01	3,666
PLUMBING Base is: 9 (under base)	1		1176.67	(1,113)
BASEMENT COST	1,824		14.83	27,054
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH	658		6.84	4,501
ADJUSTED STRUCTURE COST	1824	x	103.86	= 189,441
<u>IMPROVEMENTS</u>				
ATTACHED GARAGE	504		26.33	13,270
CONCRETE DRIVE	1080		3.93	4,245
OPEN SLAB PORCH	88		14.25	1,255
OPEN SLAB	171		5.96	1,020

TOTAL REPLACEMENT COST NEW	1824	x	114.71	= 209,230
----------------------------	------	---	--------	-----------

Depreciation	: 60% Total	60% Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : (125,540)

Improvement Value .....	\$83,690
Land Value .....	\$1,255
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$84,945
Value per Square Foot .....	\$46.00

COVER PAGE PROPERTY TRANSFER

#11346

BOOK & PAGE 2017-1068

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME# Jack Petsch

PARCEL # / FILING NUMBER 001000500/60030Aq

001000700/60040Aq

001000701/60045Aq

GR 000602400/16220

00112100/61545Aq

DOC STAMPS -0-

SALES FILE # 109

# PAGES \_\_\_\_\_

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
4-1	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	3010	1015	1020					
	GRASS-GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
							SUBURBAN	

TAX DISTRICT 5/25-C&R Comm

TOTAL SALE PRICE -0-

SZJ ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 4-19-2017

DEED TYPE QCD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NC	MOBILE
CODE	1	2	3	4	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Court Decree / Divorce  
Exempt #12

# Real Estate Transfer Statement

To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

109

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number <b>WEBSTER - 91</b>		3 Date of Sale/Transfer Mo. <u>08</u> Day <u>08</u> Yr. <u>2016</u>		4 Date of Deed Mo. <u>04</u> Day <u>19</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>Ronda Kay Petsch</b> Street or Other Mailing Address <b>1969 Road 1900</b> City <b>Blue Hill</b> State <b>NE</b> Zip Code <b>68930</b> Phone Number <b>(402) 257-7139</b> Email Address <b>rpetsch@hotmail.com</b>				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Jack Ray Petsch</b> Street or Other Mailing Address <b>858 Highway 78</b> City <b>Guide Rock</b> State <b>NE</b> Zip Code <b>68942</b> Phone Number <b>(402) 984-1400</b> Email Address <b>N/A</b>			
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.							
(A) Status		(B) Property Type				(C)	
<input type="checkbox"/> Improved		<input type="checkbox"/> Single Family		<input type="checkbox"/> Industrial		<input type="checkbox"/> State Assessed	
<input checked="" type="checkbox"/> Unimproved		<input type="checkbox"/> Multi-Family		<input checked="" type="checkbox"/> Agricultural		<input type="checkbox"/> Mineral Interests-Nonproducing	
<input type="checkbox"/> IOLL		<input type="checkbox"/> Commercial		<input type="checkbox"/> Recreational		<input type="checkbox"/> Mineral Interests-Producing	
						<input type="checkbox"/> Exempt	
						<input type="checkbox"/> Mobile Home	

8 Type of Deed							
<input type="checkbox"/> Conservator		<input type="checkbox"/> Distribution		<input type="checkbox"/> Land Contract/Memo		<input type="checkbox"/> Partition	
<input type="checkbox"/> Bill of Sale		<input type="checkbox"/> Corrective		<input type="checkbox"/> Easement		<input type="checkbox"/> Lease	
<input type="checkbox"/> Cemetery		<input type="checkbox"/> Death Certificate - Transfer on Death		<input type="checkbox"/> Executor		<input type="checkbox"/> Mineral	
						<input checked="" type="checkbox"/> Quit Claim	
						<input type="checkbox"/> Sheriff	
						<input type="checkbox"/> Personal Rep.	
						<input type="checkbox"/> Trust/Trustee	
						<input type="checkbox"/> Warranty	
						<input type="checkbox"/> Other	
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)		10 Type of Transfer					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Distribution		<input type="checkbox"/> Foreclosure		<input type="checkbox"/> Irrevocable Trust	
		<input type="checkbox"/> Auction		<input type="checkbox"/> Easement		<input type="checkbox"/> Gift	
		<input checked="" type="checkbox"/> Court Decree		<input type="checkbox"/> Exchange		<input type="checkbox"/> Grantor Trust	
						<input type="checkbox"/> Partition	
						<input type="checkbox"/> Revocable Trust	
						<input type="checkbox"/> Sale	
						<input type="checkbox"/> Satisfaction of Contract	
						<input checked="" type="checkbox"/> Other (Explain) <b>Divorce Decree</b>	
11 Was ownership transferred in full? (If No, explain the division.)				12 Was real estate purchased for same use? (If No, state the intended use.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)							
<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No		<input type="checkbox"/> Aunt or Uncle to Niece or Nephew		<input type="checkbox"/> Family Corp., Partnership, or LLC	
				<input type="checkbox"/> Brothers and Sisters		<input type="checkbox"/> Grandparents and Grandchild	
				<input checked="" type="checkbox"/> Ex-spouse		<input type="checkbox"/> Parents and Child	
						<input type="checkbox"/> Self	
						<input type="checkbox"/> Spouse	
						<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property? <b>\$681,000</b>		15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input type="checkbox"/> No \$ _____ %	
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18 Address of Property		19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>Jack Ray Petsch</b> <b>858 Highway 78</b> <b>Guide Rock NE 68942</b>	
18a <input checked="" type="checkbox"/> No address assigned		18b <input type="checkbox"/> Vacant land	

20 Legal Description  
**Tract #1, Southwest Quarter (SW 1/4) of Section Two (2), Township One (1) North, Range (6) West of the 6th P.M., Webster County, Nebraska, less a 5.37 acre tract conveyed by instrument recorded at Book 97, Page 921 of real estate records of said county located in the southeast corner of said quarter.**  
**See attached**

21 If agricultural, list total number of acres \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed	22	\$	
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	0.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number 12.

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here** **JACK R PETSCH** **402-984-1400**  
 Print or Type Name of Grantee or Authorized Representative Phone Number

**Jack R Petsch** \_\_\_\_\_  
 Signature of Grantee or Authorized Representative Title

\_\_\_\_\_ Date

Register of Deed's Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. <u>5</u> Day <u>26</u> Yr. <u>17</u>	27 Value of Stamp or Exempt Number <b>\$ Exempt # 12</b>	28 Recording Data <b>BK2017, Pg 1068</b>

009000500  
60030

Tract #1: Southwest Quarter (SW ¼) of Section Two (2), Township One (1) North, Range (9) West of the 6th P.M., Webster County, Nebraska, less a 5.37 acre tract conveyed by instrument recorded at Book 97, Page 921 of real estate records of said county located in the southeast corner of said quarter. ✓

001000701/10005  
001000700  
60040

Tract #2: Southeast Quarter (SE ¼) of Section Two (2), Township One (1) North, Range (9) West of the 6th P.M., Webster County, Nebraska. ✓

00112100  
61545

Tract #3: Northwest Quarter (NW ¼) of Section Twenty-seven (27), Township Two (2) North, Range (9) West of the 6th P.M., Webster County, Nebraska, less tracts conveyed for highway or utility purposes. ✓

006602400  
16220 GR

Storage Unit 315 Republican Street Guide Rock, NE: LOTS 4-7 BLK 5 Guide Rock Original Town, Guide Rock, Webster County, Nebraska. ✓

State of Nebraska }  
County of Webster } ss.

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 26 day  
of May A.D., 2017 at 11:05  
o'clock A.M. Recorded in Book 207  
on Page 1068  
Deb Klingsberger County Clerk  
10.00 BB Deputy  
Ind. Comp. Assessor Carded

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5-26-17  
\$ Exempt By BB

QUIT CLAIM DEED

Ronda K. Petsch, a single person,

Quit Claims to:

Jack R Petsch a single person,

All of her right, title and interest in the following described REAL ESTATE in the  
County of Webster and the State of Nebraska, to wit:

Tract #1: Southwest Quarter (SW ¼) of Section Two (2), Township One (1)  
North, Range (9) West of the 6th P.M., Webster County, Nebraska, less a 5.37  
acre tract conveyed by instrument recorded at Book 97, Page 921 of real estate  
records of said county located in the southeast corner of said quarter.

Tract #2: Southeast Quarter (SE ¼) of Section Two (2), Township One (1) North,  
Range (9) West of the 6th P.M., Webster County, Nebraska.

Tract #3: Northwest Quarter (NW ¼) of Section Twenty-seven (27), Township  
Two (2) North, Range (9) West of the 6th P.M., Webster County, Nebraska, less  
tracts conveyed for highway or utility purposes.

Storage Unit 315 Republican Street Guide Rock, NE: LOTS 4-7 BLK 5 Guide  
Rock Original Town, Guide Rock, Webster County, Nebraska.

Except easements and restrictions of record.

Ronda K. Petsch  
Ronda K. Petsch

STATE OF NEBRASKA

SS:

Webster COUNTY,

BE IT REMEMBERED, That on this 19 day of April, 2017, before me, the  
undersigned, a notary public in and for the County and State aforementioned came Ronda K.  
Petsch who is personally known to me to be the same person who executed the within instrument  
of writing and such person duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my seal, the day  
and year last above written.

Jamie L. Kosse  
Notary Public



WEBSTER COUNTY ASSESSOR'S OFFICE  
COMMERCIAL DATA SHEET

Date of Print: 05/30/2017  
Inspected By: SK Inspection Date: 10/03/2013

Record: 1 of: 1

Parcel ID # : 000602400 Map # : 4487-00-0-40005-005-0000

PETSCH, JACK R & RONDA K Business Name : STORAGE UNITS  
858 HIGHWAY 78 Situs : 315 REPUBLICAN ST  
GUIDE ROCK, NE 68942-0000 Legal : LOTS 4-7 BLK 5 GUIDE ROCK  
ORIGINAL TOWN

LOT INFORMATION

Neighborhood : 105 GUIDE ROCK COMMERCIAL Value Method: SF  
Lot Width : 170 # of Units : 24140  
Lot Depth : 142 Amenities Unit Value : 0.07  
Topography : LEVEL Street Access : BLACKTOP Adjustments :  
Utilities : ELECTRIC Lot Value : 1,745

COST APPROACH DATA - Values By Marshall & Swift

Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor : 0.95

Total Number of Buildings : 1 Total Number of Sections : 1

Total Area.....	3,360
Total Building Replacement Cost New.....	\$114,912
Total Refinement Replacement Cost New.....	\$9,575
Total Replacement Cost New.....	\$124,487
Total Accrued Depreciation.....	6% (\$7,852)
Total Replacement Cost New Less Physical and Functional Depreciation.....	\$116,635
Economic Depreciation for Neighborhood 105 .....	72%
Total Replacement Cost New Less Depreciation.....	\$32,660
Total Lump Sums.....	\$0
Total Land Value.....	\$1,745
FINAL ESTIMATE OF VALUE USING THE COST APPROACH.....	\$34,405
Value per Unit.....	\$0.00
Value per Square Foot.....	\$10.24

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$34,405
Estimate of Value (Using Income Approach) .....	

FINAL ESTIMATE

Improvement Value .....	\$32,660
Land Value .....	\$1,745
FINAL ESTIMATE OF VALUE .....	\$34,405

Current Total Assessed Value for Parcel # 000602400 ..... \$34,405





WEBSTER COUNTY ASSESSOR'S OFFICE  
 COMMERCIAL DATA SHEET - REFINEMENTS COST DATA  
 Date of Print: 05/30/2017

Parcel ID # : 000602400

Map # : 4487-00-0-40005-005-0000

PETSCH, JACK R & RONDA K

Business Name : STORAGE UNITS

858 HIGHWAY 78

Situs : 315 REPUBLICAN ST

GUIDE ROCK, NE

68942-0000

Legal : LOTS 4-7 BLK 5 GUIDE ROCK  
 ORIGINAL TOWN

Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor: 0.95

Bldg #	Code Description	Year	# Units	\$/Unit	RCN	Depr %	Value
1	FLCN FLOOR, CONCRETE	2004	3,360	2.85	9,575	22%	7,470

WEBSTER COUNTY ASSESSOR'S OFFICE  
FARM RESIDENCE DATA

Date of Print: 05/30/2017

Record: 1 of: 1

Inspected By: TS Inspection Date: 11/14/2013

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Parcel ID #: 001112100	Map #	: 4375-27-2-0-0-61545
PETSCH, JACK R & RONDA K	Situs	: 858 HWY 78
858 HIGHWAY 78	Legal	: NW1/4 LESS 1 ACRE 27-2-9
GUIDE ROCK, NE		68942-0000

---

PHYSICAL INFORMATION

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Type	: 1 - Single Family	Year Built/Age	: 1910 / 107
Quality	: 40 - Good	Effective Age	:
Condition	: 30 - Average	Remodel Date	:
Arch Type	:	Remodel Type	:
Style	: 1-1/2-St-Fin 95% One-Story 5%		
Exterior Wall	: 100% SIDING		
Floor Area	: 1379		
Basement Area	: 315		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	:		
Baths	: 1.0		
Heat Type	: 100% FORCED AIR		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 5		

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RESIDENCE VALUATION SUMMARY

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Improvement Value .....	\$39,460
Lump Sums .....	
Lump Sums Description :	
FINAL ESTIMATE OF VALUE.....	\$39,460

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FARM VALUATION SUMMARY

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Residence Value .....	\$39,460
Outbuilding Value .....	\$17,820
Agland Value .....	\$305,240
Total Value .....	\$362,520
Current Total Assessed Value for Parcel # 001112100 .....	\$362,520

---

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE  
FARM RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/30/2017

Record : 1 of: 1

Parcel ID #: 001112100	Map # : 4375-27-2-0-0-61545
PETSCH, JACK R & RONDA K	Situs : 858 HWY 78
858 HIGHWAY 78	Legal : NW1/4 LESS 1 ACRE 27-2-9
GUIDE ROCK, NE	68942-0000

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000      Manual Date : 06/13      Cost Factor : 0.95

DESCRIPTION	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	1,379	x	94.98	= 130,977
<u>ADJUSTMENTS</u>				
ROOFING	943		(1.96)	(1,848)
SUBFLOOR			(1.34)	
HEATING & COOLING				
PLUMBING Base is: 12 (under base)	7		1910	(12,701)
BASEMENT COST	315		23.25	7,322
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST	1379	x	89.74	= 123,751
<u>IMPROVEMENTS</u>				
NO GARAGE				
SLAB W/ROOF & STEPS	266		28.56	7,595
OPEN SLAB	20		9.21	185

TOTAL REPLACEMENT COST NEW	1379	x	95.38	= 131,530
----------------------------	------	---	-------	-----------

Depreciation	: 70% Total	70% Physical	Functional	Economic	
				Less Depreciation/Plus Appreciation :	(92,070)

Improvement Value .....	\$39,460
Lump Sums	
Outbuilding Value .....	\$17,820
Land Value .....	\$305,240
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$362,520
Value per Acre .....	\$2,270

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE

RURAL OUTBUILDINGS

Date of Run : 05/30/2017

Parcel # : 001112100  
 Current Owner : PETSCH, JACK R & RONDA K  
 858 HIGHWAY 78  
 GUIDE ROCK, NE 68942-0000

Map # : 4375-27-2-0-0-61545  
 Tax District : 5  
 Neighborhood : 1  
 Legal Description : NW1/4 LESS 1 ACRE 27-2-9

Appraisal Zone : 1000 Manual Date : 06/13 COST APPROACH - Values by Marshall & Swift  
 Cost Factor : 1

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
3	SH1 SHED Notes :	10	Fair		36 x 24 x 8	GABL	METAL	WOOD	DIRT	864	6.60	5,702	42%	3,305
5	MCH MACH SHD DIRT Notes :	30	Average		40 x 36 x 12	GABL	METAL	METAL	DIRT	1,440	9.57	13,781	32%	9,370
5	LNT0 LEAN-TO Notes :	30	Average		22 x 40 x			WOOD	DIRT	880	6.67	5,870	32%	3,990
6	SH2 SHED Notes :	10	Poor		36 x 20 x	GABL	METAL	METAL	CONC	720	8.90	6,408	82%	1,155

Total Outbuilding Value : 17,820

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 05/30/2017

Parcel # : 001112100  
 Current Owner : PETSCH, JACK R & RONDA K

858 HIGHWAY 78  
 GUIDE ROCK, NE 68942-0000

Map # : 4375-27-2-0-0-61545  
 Tax District : 5  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : NW1/4 LESS 1 ACRE 27-2-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2667	HOLDREGE SILT LOAM, 0-1% SLOP	DRY	1D	No		8.00	2,705	21,640	21,640
2669	HOLDREGE SILT LOAM, 1-3% SLPE	DRY	1D	No		25.00	2,705	67,625	67,625
3561	HOBBS SILT LOAM, OCCASIONALLY	DRY	2D1	No		11.00	2,435	26,785	26,785
4147	HOLDREGE SOILS, 3-7% SLOPES,	DRY	3D	No		18.00	2,265	40,770	40,770
2524	COLY SILT LOAM, 3-11% SLOPES	DRY	4D1	No		4.00	2,190	8,760	8,760
3852	GEARY-HOBBS SOILS	DRY	4D	No		2.00	2,190	4,380	4,380
Dry Use Totals :						68.00		169,960	169,960
BLD1	BUILDING SITE 1ST ACRE	FARM	BLD1	No		1.00	5,765	5,765	5,765
Farm Use Totals :						1.00		5,765	5,765
2669	HOLDREGE SILT LOAM, 1-3% SLPE	GRAS	1G	No		4.00	1,425	5,700	5,700
3561	HOBBS SILT LOAM, OCCASIONALLY	GRAS	2G1	No		28.00	1,425	39,900	39,900
2670	HOLDREGE SILT LOAM, 3-7% SLOP	GRAS	2G	No		7.00	1,425	9,975	9,975
4147	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	No		22.87	1,425	32,590	32,590
2524	COLY SILT LOAM, 3-11% SLOPES	GRAS	4G1	No		9.00	1,425	12,825	12,825
3852	GEARY-HOBBS SOILS	GRAS	4G	No		13.00	1,425	18,525	18,525
Grass Use Totals :						83.87		119,515	119,515
HOM1	HOME SITE 1ST ACRE, AG RELATE	HOME	HOM1	No		1.00	10,000	10,000	10,000
Home Use Totals :						1.00		10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	No		6.13	0	0	0
Road Use Totals :						6.13		0	0
Parcel Totals :						160.00		305,240	305,240

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 05/30/2017

Parcel # : 001000500  
 Current Owner : PETSCH, JACK R & RONDA K  
 858 HIGHWAY 78  
 GUIDE ROCK, NE 68942-0000

Map # : 4487-02-3-0-0-60030  
 Tax District : 5  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : SW1/4 LESS A 5.37 ACRE TRACT 2-1-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2668	HOLDREGE SILT LOAM, 1-3% SLOP DRY		1D	No		12.03	2,705	32,540	32,540
2521	COLY-HOBBS SILT LOAMS, 0-30% DRY		4D	No		8.25	2,190	18,070	18,070
2667	HOLDREGE SILT LOAM, 0-1% SLOP DRY		1D	No		0.06	2,705	160	160
7261	DEROIN SOILS, 3-6% SLOPES, SE DRY		3D	No		1.03	2,265	2,335	2,335
3852	GEARY-HOBBS SOILS DRY		4D	No		0.28	2,190	615	615
2671	HOLDREGE SILT LOAM, 3-7% SLOP DRY		3D1	No		2.72	2,265	6,160	6,160
Dry Use Totals :						24.37		59,880	59,880
2671	HOLDREGE SILT LOAM, 3-7% SLOP GRAS		3G1	No		8.25	1,425	11,755	11,755
3852	GEARY-HOBBS SOILS GRAS		4G	No		23.53	1,425	33,530	33,530
7261	DEROIN SOILS, 3-6% SLOPES, SE GRAS		3G	No		1.40	1,425	1,995	1,995
3553	HOBBS SILT LOAM, FREQUENTLY F GRAS		4G	No		1.71	1,425	2,435	2,435
2668	HOLDREGE SILT LOAM, 1-3% SLOP GRAS		1G	No		1.45	1,425	2,065	2,065
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS		4G	No		1.83	1,425	2,610	2,610
Grass Use Totals :						38.17		54,390	54,390
2668	HOLDREGE SILT LOAM, 1-3% SLOP IRRG		1A	No		34.14	4,930	168,310	168,310
2671	HOLDREGE SILT LOAM, 3-7% SLOP IRRG		3A1	No		28.35	4,775	135,370	135,370
7261	DEROIN SOILS, 3-6% SLOPES, SE IRRG		3A	No		12.87	4,775	61,455	61,455
2521	COLY-HOBBS SILT LOAMS, 0-30% IRRG		4A	No		12.32	4,740	58,395	58,395
3852	GEARY-HOBBS SOILS IRRG		4A	No		2.51	4,740	11,895	11,895
Irrg Use Totals :						90.19		435,425	435,425
ROAD	COUNTY ROAD	ROAD	ROAD	No		3.68	0	0	0
Road Use Totals :						3.68		0	0
Parcel Totals :						156.41		549,695	549,695

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 05/30/2017

Parcel # : 001000700  
 Current Owner : PETSCH, JACK R & RONDA K  
 858 HIGHWAY 78  
 GUIDE ROCK, NE 68942-0000

Map # : 4487-02-4-0-0-60040  
 Tax District : 5  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : SE1/4 LESS A 55 AC TR 2-1-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
7261	DEROIN SOILS, 3-6% SLOPES, SE GRAS		3G	No		1.36	1,425	1,940	1,940
2668	HOLDREGE SILT LOAM, 1-3% SLOP GRAS		1G	No		6.05	1,425	8,620	8,620
3561	HOBBS SILT LOAM, OCCASIONALLY GRAS		2G1	No		25.16	1,425	35,855	35,855
3844	GEARY SILT LOAM, 3-7% SLOPES GRAS		2G	No		10.21	1,425	14,550	14,550
2671	HOLDREGE SILT LOAM, 3-7% SLOP GRAS		3G1	No		19.72	1,425	28,100	28,100
3852	GEARY-HOBBS SOILS GRAS		4G	No		27.86	1,425	39,700	39,700
3553	HOBBS SILT LOAM, FREQUENTLY F GRAS		4G	No		5.21	1,425	7,425	7,425
2521	COLY-HOBBS SILT LOAMS, 0-30% GRAS		4G	No		5.71	1,425	8,135	8,135
Grass Use Totals :						101.28		144,325	144,325
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.69	0	0	0
Road Use Totals :						0.69		0	0
Parcel Totals :						101.97		144,325	144,325



WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 05/30/2017

Parcel # : 001000701  
 Current Owner : PETSCH, JACK R & RONDA K  
 858 HIGHWAY 78  
 GUIDE ROCK, NE 68942-0000

Map # : 4487-02-4-00000-000-0000  
 Tax District : 5  
 Neighborhood : 1  
 Greenbelt Area/Date :

Legal Description : A 55 AC TR IN THE EAST PORTION OF SE1/4 2-1-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2671	HOLDREGE SILT LOAM, 3-7% SLOP DRY		3D1	No		41.53	2,265	94,065	94,065
2521	COLY-HOBBS SILT LOAMS, 0-30% DRY		4D	No		1.16	2,190	2,540	2,540
7261	DEROIN SOILS, 3-6% SLOPES, SE DRY		3D	No		7.59	2,265	17,190	17,190
3852	GEARY-HOBBS SOILS DRY		4D	No		3.63	2,190	7,950	7,950
2667	HOLDREGE SILT LOAM, 0-1% SLOP DRY		1D	No		0.19	2,705	515	515
Dry Use Totals :						54.10		122,260	122,260
7261	DEROIN SOILS, 3-6% SLOPES, SE GRAS		3G	No		0.26	1,425	370	370
3852	GEARY-HOBBS SOILS GRAS		4G	No		2.19	1,425	3,120	3,120
Grass Use Totals :						2.45		3,490	3,490
ROAD	COUNTY ROAD	ROAD	ROAD	No		3.30	0	0	0
Road Use Totals :						3.30		0	0
Parcel Totals :						59.85		125,750	125,750

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-1072 # PAGES \_\_\_\_\_ GRANTEE MASTER NAME# Verlind + Mildred  
 PARCEL # / FILING NUMBER 000341900/10270 001705900/166415 Rose  
Res 000318500/7880 4-10 Sub.  
 DOC STAMPS 0-  
 SALES FILE# 110 # PAGES \_\_\_\_\_

1	100	105	200	205	300 <sup>X3</sup>	305	400
AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
405	500	505	510	515	600	605	610
BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
615	700	705	710	800	805	1000	1005
ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
1010	1015	1020					
GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS	1000	2000	4000	9000	9500
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS

RURAL RESIDENTIAL \_\_\_\_\_  
 SUBURBAN VBH

TAX DISTRICT 195X2+185

TOTAL SALE PRICE 0-

S21 ADJUSTMENTS \$ 0-

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 5-13-2017

DEED TYPE QCD

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE	1	2	3	4	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	CDW	GR	JNA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Exempt # 5 - Ron Rose + NonEllen Rose  
David Miller + Teresa, Chad + Alesca Johnson QC  
Back their interest to Verlind + Mildred (was LE)

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

110

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name <b>WEBSTER - 91</b>		2 County Number		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>13</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>5</u> Day <u>13</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>See attached</b> Street or Other Mailing Address City State Zip Code Telephone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>Verlin Rose and Mildred Rose, Husband and Wife</b> Street or Other Mailing Address <b>1009 East C Street #3</b> City State Zip Code <b>Hastings NE 68901</b> Telephone Number <b>(402) 984-7358</b> Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Email Address <b>verjane73@gmail.com</b>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> JOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input checked="" type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (If No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input checked="" type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
*See attached*

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)  
 Yes  No

18 Address of Property  
*See attached*

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
**Verlin Rose & Mildred Rose, husband and wife**  
**1009 East C Street, #3**  
**Hastings, NE 68901**

18a  No address assigned 18b  Vacant land

20 Legal Description  
**See attached**

21 If agricultural, list total number of acres \_\_\_\_\_.

22 Total purchase price, including any liabilities assumed	22	\$	100
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	100

25 If this transfer is exempt from the documentary stamp tax, list the exemption number **5**

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

**sign here** **Scott D. Pauley** (402) 462-5187  
 Print or Type Name of Grantee or Authorized Representative Phone Number

*[Signature]* Attorney **5/24/2017**  
 Signature of Grantee or Authorized Representative Title Date

Register of Deeds Use Only			For Dept. Use Only
25 Date Deed Recorded Mo. <u>05</u> Day <u>29</u> Yr. <u>2017</u>	27 Value of Stamp or Exempt Number <b>\$ exempt # 5</b>	28 Recording Data <b>BJ2017, Pg 1072</b>	

5. Ron Rose and NanEllen Rose  
1405 7th St.  
Aurora, NE 68818

David Miller and Teresa Miller  
1304 Madden Rd  
Hastings, NE 68901

Dan Rose and Lara Rose  
7602 FM 3358  
Gilmer, TX 75645

Chad Johnson and Alesa Johnson  
1845 Craig Re  
Aurora, NE 68818

14. & 18.	\$153,345	309 W. Prospect Ave., Blue Hill, NE 68930	000341900 10270
	\$9,540	N. Wilson St., 400 Block Blue Hill, NE 68930	000318500 7880
	\$74,585	9-4-10, Webster County, NE	001705900 66415 4-10

20. Beginning at a point on the South line of Prospect Avenue, 101.96 feet West of the center line of Webster Street, in the Village of Blue Hill, Webster County, Nebraska; thence southerly, perpendicular to the South line of Prospect Avenue, a distance of 208.71 feet; thence westerly, parallel to the South line of Prospect Avenue, a distance of 208.71 feet; thence northerly, perpendicular to the South line of Prospect Avenue, a distance of 208.71 feet; thence easterly along the South line of Prospect Avenue, a distance of 208.71 feet to the point of beginning;

Beginning at a point on the South line of Prospect Avenue, 101.96 feet West of the center line of Webster Street, in the Village of Blue Hill, Webster County, Nebraska; thence easterly along the South line of Prospect Avenue, a distance of 208.71 feet; thence southerly, perpendicular to the South line of Prospect Avenue, a distance of 417.42 feet; thence westerly, parallel to the South line of Prospect Avenue, a distance of 417.42 feet; thence northerly, perpendicular to the

South line of Prospect Avenue, a distance of 208.71; thence easterly, parallel to the South line of Prospect Avenue, a distance of 208.71 feet; thence northerly, perpendicular to the South line of Prospect Avenue, a distance of 208.71 feet to the point of beginning;

The South 155 feet of the West 160 feet of Lot Nine (9), Rohrer's Addition to Blue Hill, Webster County, Nebraska, and County Surveyor's Lot Nine (9) in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Nine (9), Township Four (4) North, Range Ten (10), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, **except** the West 150 feet thereof and except tract conveyed to the City of Blue Hill by warranty deed recorded in Book 85, Page 430; and

AND County Surveyor's Lot Ten (10) in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, **except** the East 217 feet of the North 366 feet thereof and **except** the following described tracts:

(1) That part of said Lot annexed to the Village of Blue Hill, Nebraska, by Ordinance #202, and described in Plat recorded in Book B, Page 4;

(2) That part of said Lot annexed to the Village of Blue Hill, Nebraska by Ordinance #230, and described in Plat recorded in Book B, Page 90;

(3) Tract described in Deed recorded in Book 87, Page 108;

(4) Tracts conveyed by deeds recorded in Book 94, Page 1480; Book 96, Page 304; Book 97, Page 677 and Corrective Deed in Book 98, Page 371; and Book 98, page 1809, AND

(5) The Railroad Right-of-Way.

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 24 day  
of May A.D. 20 17, at 12:03  
o'clock P.M. Recorded in Book 207  
on Page 1072-1075  
Debra Kingenberg County Clerk  
DNW Deputy  
Ind 28.00 Comp DNW Assessor DNW Carded DNW

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 5/29/17  
\$ exempt #5 By DNW

Return to:  
Conway, Pauley & Johnson, P. C.  
P. O. Box 315  
Hastings, NE 68902-0315

QUITCLAIM DEED

Ron Rose and NanEllen Rose, husband and wife, David Miller and Teresa Miller, husband and wife, Dan Rose and Lara Rose, husband and wife, and Chad Johnson and Alesa Johnson, husband and wife, GRANTORS, in consideration of \$1.00 and other valuable consideration, Nebraska, quitclaims to GRANTEES, Verlin D. Rose and Mildred Jane Rose, Husband and Wife, all of their right, title and interest in the following described real estate (as defined in Neb. Rev. Stat. §76-201):

Beginning at a point on the South line of Prospect Avenue, 101.96 feet West of the center line of Webster Street, in the Village of Blue Hill, Webster County, Nebraska; thence southerly, perpendicular to the South line of Prospect Avenue, a distance of 208.71 feet; thence westerly, parallel to the South line of Prospect Avenue, a distance of 208.71 feet; thence northerly, perpendicular to the South line of Prospect Avenue, a distance of 208.71 feet; thence easterly along the South line of Prospect Avenue, a distance of 208.71 feet to the point of beginning;

Beginning at a point on the South line of Prospect Avenue, 101.96 feet West of the center line of Webster Street, in the Village of Blue Hill, Webster County, Nebraska; thence easterly along the South line of Prospect Avenue, a distance of 208.71 feet; thence southerly, perpendicular to the South line of Prospect Avenue, a distance of 417.42 feet; thence westerly, parallel to the South line of Prospect Avenue, a distance of 417.42 feet; thence northerly, perpendicular to the South line of Prospect Avenue, a distance of 208.71; thence easterly, parallel to the South line of Prospect Avenue, a distance of 208.71 feet; thence northerly, perpendicular to the South line of Prospect Avenue, a distance of 208.71 feet to the point of beginning;

The South 155 feet of the West 160 feet of Lot Nine (9), Rohrer's Addition to Blue Hill, Webster County, Nebraska, and County Surveyor's Lot Nine (9) in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Nine (9), Township Four (4) North, Range Ten (10), West of the 6<sup>th</sup> P.M., Webster County, Nebraska, **except** the West 150 feet thereof and except tract conveyed to the City of Blue Hill by warranty deed recorded in Book 85, Page 430; and

AND County Surveyor's Lot Ten (10) in the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6<sup>th</sup> P.M., Webster County, Nebraska, **except** the East 217 feet of the North 366 feet thereof and **except** the following described tracts:

(1) That part of said Lot annexed to the Village of Blue Hill, Nebraska, by Ordinance #202, and described in Plat recorded in Book B, Page 4;

(2) That part of said Lot annexed to the Village of Blue Hill, Nebraska by Ordinance #230, and described in Plat recorded in Book B, Page 90;

(3) Tract described in Deed recorded in Book 87, Page 108;

(4) Tracts conveyed by deeds recorded in Book 94, Page 1480; Book 96, Page 304; Book 97, Page 677 and Corrective Deed in Book 98, Page 371; and Book 98, page 1809, AND

(5) The Railroad Right-of-Way.

Executed May 13, 2017.

Ron Rose  
Ron Rose

NanEllen Rose  
NanEllen Rose

David Miller  
David Miller

Teresa Miller  
Teresa Miller

Dan Rose  
Dan Rose

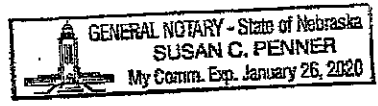
Lara Rose  
Lara Rose

Chad Johnson  
Chad Johnson

Alessa Johnson  
Alessa Johnson

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF ADAMS )

The foregoing instrument was acknowledged before me on 5-2-17, 2017, by Ron Rose and NanEllen Rose, husband and wife.



Susan C Penner  
Notary Public

STATE OF NEBRASKA )  
                                  ) ss.  
COUNTY OF ADAMS )

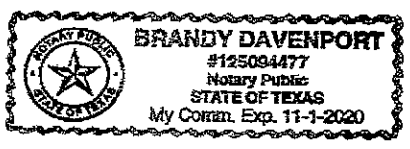
The foregoing instrument was acknowledged before me on May 10, 2017, by David Miller and Teresa Miller, husband and wife.



Linda S Koepke  
Notary Public

STATE OF TEXAS )  
                                  ) ss.  
COUNTY OF Gregg )

The foregoing instrument was acknowledged before me on May 13, 2017, by Dan Rose and Lara Rose, husband and wife.

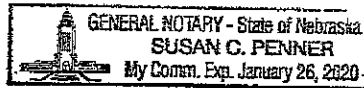


Brandy Davenport  
Notary Public



STATE OF NEBRASKA     )  
                                  )     ss.  
COUNTY OF ADAMS     )

The foregoing instrument was acknowledged before me on  
5-10-17, 2017, by Chad Johnson and Alesa Johnson,  
husband and wife.



Susan C Penner  
Notary Public

COVER PAGE PROPERTY TRANSFER

#13060

BOOK & PAGE 2017-1079

# PAGES \_\_\_\_\_

GRANTEE MASTER NAME# PDDDJ, LLC

PARCEL # / FILING NUMBER 001900300/68295  
(Bldg) 2-11

001900800/68345  
SW1/4 8-2-11

001900801/68350  
NW1/4 8-2-11

DOC STAMPS 4,725

SALES FILE# 111

# PAGES \_\_\_\_\_

NEIGHBORHOOD #	1 AGRICULTURAL	100 GUIDE ROCK RESIDENTIAL	105 GUIDE ROCK COMMERCIAL	200 RED CLOUD RESIDENTIAL	205 RED CLOUD COMMERCIAL	300 BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 BLADEN RESIDENTIAL
	405 BLADEN COMMERCIAL	500 COWLES W/HOME SITE	505 COWLES NO HOME SITE	510 COWLES COMMERCIAL W/ SITE	515 COWLES COMMERCIAL / NO SITE	600 ROSEMONT W/HOME SITE	605 ROSEMONT / NO HOME SITE	610 ROSEMONT COMMERCIAL W/SITE
	615 ROSEMONT COMMERCIAL / NO SITE	700 INAVALE W/HOME SITE	705 INAVALE / NO HOME SITE	710 INAVALE COMMERCIAL	800 AMBOY VILLAGE W/ HOME SITE	805 AMBOY VILLAGE / NO HOME SITE	1000 RURAL COMMERCIAL	1005 RURAL COMMERCIAL
	1010 GRASS GREEN / GOLF COURSE	1015 SAND GREEN / GOLF COURSE	1020 RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 45-

TOTAL SALE PRICE 2,100,000.00

521 ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 5-25-2017

DEED TYPE WD

SALE QUAL	<u>YES</u>	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	<u>1</u>	2	3	4	5			
	<u>USABILITY</u>	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH BLUE HILL	BLA BLADEN	COW COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	<u>RUR</u> RURAL

COMMENTS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.  
• If additional space is needed, add an attachment and identify the item.

111

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number WEBSTER - 91		3 Date of Sale/Transfer Mo. <del>5</del> Day <u>23</u> Yr. <u>17</u>		4 Date of Deed Mo. <u>5</u> Day <u>25</u> Yr. <u>17</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael R. Karr and Diane R. Karr Street or Other Mailing Address 6480 West Blue Valley Road City Blue Hill State NE Zip Code 68930 Phone Number (402) 469-5473 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) PDDDJ, L.L.C. Street or Other Mailing Address 410 South E Road City Giltner State NE Zip Code 68841 Phone Number <u>402-849-2246</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

<b>(A) Status</b>		<b>(B) Property Type</b>		<b>(C)</b>
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational		<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)  
 Yes  No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
				<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (if No, explain the division.)  
 Yes  No

12 Was real estate purchased for same use? (if No, state the intended use.)  
 Yes  No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?  
\$2,100,000

15 Was the mortgage assumed? (if Yes, state the amount and interest rate.)  
 Yes  No \$ \_\_\_\_\_ %

16 Does this conveyance divide a current parcel of land?  
 Yes  No

17 Was transfer through a real estate agent or a title company? (if Yes, include the name of the agent or title company contact.)  
 Yes  No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent  
PDDDJ, L.L.C.  
410 South E Road  
Giltner, NE 68841

18a  No address assigned 18b  Vacant land

20 Legal Description  
The West Half of Section 5 and the West Half of Section 8, all in Township 2 North, Range 11 West of the 6th P.M., Webster County, N E

21 If agricultural, list total number of acres 640 1/2

22 Total purchase price, including any liabilities assumed	22	\$	2,100,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	2,100,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number \_\_\_\_\_

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

PDDDJ, L.L.C.

Print or Type Name of Grantee or Authorized Representative

*PDDDJ, L.L.C. [Signature]*

Signature of Grantee or Authorized Representative

Member/Grantee

Title

402-849-2246

Phone Number

5-24-17

Date

26 Date Deed Recorded Mo. <u>05</u> Day <u>29</u> Yr. <u>2017</u>		27 Value of Stamp or Exempt Number \$ <u>4725.00</u>		28 Recording Data <u>BW2017, Pg 1079</u>		For Dept. Use Only	
--	--	---	--	---	--	--------------------	--

BW 2017, Pg 1079

State of Nebraska } ss.  
County of Webster }

Entered on the numerical index and filed for record in the Clerk's office of said county this 29<sup>th</sup> day of May A.D., 2017 at 12:30 o'clock P.M. Recorded in Book 2017 on Page 1079  
Debra K. Webster County Clerk  
to Deputy  
ind.  Comp  Assessor  Carded

NEBRASKA DOCUMENTARY STAMP TAX	
Date	5/30/2017
\$4725. <sup>00</sup>	By DW

Return recorded document to:  
Brad Moncrief, L.L.C.  
1239 N. Burlington Avenue, Suite 200  
Hastings, NE 68901

**WARRANTY DEED**

MICHAEL R. KARR and DIANE R. KARR, Husband and Wife, GRANTORS, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, convey to GRANTEE, PDDDJ, L.L.C., a Nebraska Limited Liability Company, Grantor's interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

- ✓ The West Half (W 1/2) of Section Five (5), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska; and
- ✓ The West Half (W 1/2) of Section Eight (8), Township Two (2) North, Range Eleven (11) West of the 6<sup>th</sup> P.M., Webster County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

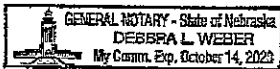
Executed May 25, 2017.

Michael R. Karr  
MICHAEL R. KARR

Diane R. Karr  
DIANE R. KARR

STATE OF NEBRASKA     )  
  )ss.  
COUNTY OF ADAMS     )

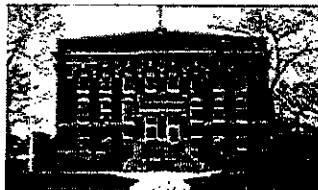
The foregoing instrument was acknowledged before me on May 25, 2017, by Michael R. Karr and Diane R. Karr, Husband and Wife, Grantors.



Debra L. Weber  
Notary Public

**WEBSTER COUNTY ASSESSOR**

621 N Cedar St  
Red Cloud Ne 68970  
Phone & Fax (402)746-2717



Deb Langer, Assessor Clerk  
dlwebcoassr@outlook.com

DATE: 6/1/2017

SELLER: MICHAEL R. AND DIANE R. KARR  
6480 WEST BLUE VALLEY ROAD  
BLUE HILL, NE 68930  
BUYER: PDDDJ,LLC  
410 SOUTH E ROAD  
GILTNER, NE 68841

**RE: AGRICULTURE PROPERTY SALES VERIFICATION**

001900300, 001900800,

PARCEL ID: 001900801 BOOK /PAGE: 2017-1079 DATE OF SALE: 5/25/2017

LEGAL DESCRIPTION:

W1/2 S-2-11 AND W1/2 8-2-11

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionnaire will provide a solid base in the determination of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. If we do not hear from you within 15 days, we will be calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

What Was the total purchase  
1 price? \$ 2,100,000 Yes / No

If No explain: \_\_\_\_\_

2 Was any personal property included in the sale price? Yes / No Personal Property was (circle all that apply):

Pivot Irrigation Pipe (Above ground / Buried) Motor Machinery Grain / Crops Other (please explain):

3 What is the dollar value of the personal property that was it included in the purchase price? \$ \_\_\_\_\_

4 If this sale was involved in a 1031 like kind exchange; is it going to a holding company? Yes / No

5 How long was the property on the market? \_\_\_\_\_

How did you learn that the property was for sale? Circle

6 one: Advertising Broker/Realtor Family Newspaper Seller

Prior Knowledge Other (please explain): \_\_\_\_\_

7 How was the sale price set? Circle one: Appraisal Auction Comparable Neighborhood Sales Mutual Agreement

Set by Seller Other (please explain):

**CONTINUED ON BACK**

Michael + Diane Trass to PDDDDJ LLC

BOOK-PAGE

2017-1079

DATE OF SALE

5-25-2017

LEGAL DESCRIPTION

W 1/2 5-8-2 + W 1/2 8-2-11

LOCATION ID PARCEL(S)

001900300, 001900800, 001900801  
68295, 68345, 68350

ASSESSOR LOCATION

Rur

ADDRESS OF PROPERTY

all Rural

YEAR	LAND	IMPROVEMENTS	TOTAL
<del>1900800</del> 2014	511,605		
2015	664,115		
2016	664,325		
<del>1900801</del> 2014	615,675		
2015	796,720		
2016	793,545		
<del>1900300</del> 2014	1,215,330	98,545	1,313,875
2015	1,572,250	98,545	1,670,795
2016	1,567,340	92,115	1,659,455

SELLING PRICE

2,100,000.00

521

ADJUSTMENT

ASSESSOR

ADJUSTMENT

ADJUSTED

SELLING PRICE

643 Acres = 3,265.90

SCHOOL BASE #

6101-91-0002

HOUSE QUALITY

HOUSE CONDITION

DATE OF CONSTRUCTION

MOBILE HOME

Buildings - Quonset + Bins

4A P

4A B P

4A F P

4A K P

4A R P

4A S P

4A V P

4A U P

TOTAL

TOTAL

TOTAL

TOTAL

TOTAL

TOTAL

TOTAL

TOTAL

PAGE 4

PARCEL(S)

BOOK-PAGE

DRYLAND	EQUIP DRYLAND	CREP DRYLAND	GREENBELT DRYLAND	GRASSLAND	EQUIP GRASSLAND	CREP GRASSLAND	GREENBELT GRASSLAND
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1D1 800 80 300 1.88	1D1 E	1D1 P	1D1 G	1G1 800 80 300 90 4.90	1G1	1G1	1G1
1D 5.67 3.22 4.0	1D E	1D P	1D G	1G 2.0	1G	1G	1G
2D1	2D1 E	2D1 P	2D1 G	2G1 .80	2G1	2G1	2G1
2D	2D E	2D P	2D G	2G	2G	2G	2G
3D1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3D 3.24 3.0	3D E	3D P	3D G	3G	3G	3G	3G
4D1 .31	4D1 E	4D1 P	4D1 G	4G1 .10	4G1	4G1	4G1
4D .50 1.15 1.0	4D E	4D P	4D G	4G 25.7 11 11	4G	4G	4G
TOTAL 6.17 9.80 15.10	TOTAL	TOTAL	TOTAL	TOTAL 29.3 4.90	TOTAL	TOTAL	TOTAL

CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR
ACRES	ACRES	ACRES
1C1	1T1	1T1 2
1C	1T	1T 2
2C1	2T1	2T1 2
2C	2T	2T 2
3C1	3T1	3T1 2
3C	3T	3T 2
4C1	4T1	4T1 2
4C	4T	4T 2
TOTAL	TOTAL	TOTAL

AG OTHER	ACRES	ACRES	ACRES
SHELTERBELT	800	80	300
ACCRETION			
WASTE	5.80		3.0
OTHER			
TOTAL	5.80		3.0

NON-AG ACRES	ACRES	ACRES	ACRES
ROADS	800	80	300
FARM SITE	3.0	2.0	6.0
HOME SITES			1.0
OTHER			
WRP			
RECREATION			
TOTAL	2.0	2.0	7.0

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 05/31/2017

Parcel # : 001900800  
 Current Owner : KARR, MICHAEL R & DIANE R  
 6480 WEST BLUE VALLEY ROAD  
 BLUE HILL, NE 68930-0000

Map # : 4371-08-0-0-0-68345  
 Tax District : 45  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : SW1/4 8-2-11

Soil Symbol	Soil Name	Land Use	LVG Code	Adj/ust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2668	HOLDREGE SILT LOAM, 1-3% SLOP	DRY	1D	No		5.67	2,705	15,335	15,335
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	4D	No		0.40	2,190	875	875
3247	MEADIN LOAM, 6-30% SLOPES	DRY	4D	No		0.10	2,190	220	220
Dry Use Totals :						6.17 ✓		16,430	16,430
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		25.31	1,425	36,065	36,065
2668	HOLDREGE SILT LOAM, 1-3% SLOP	GRAS	1G	No		2.00	1,425	2,850	2,850
3864	HASTINGS SILT LOAM, 0-1% SLOP	GRAS	1G1	No		0.90	1,425	1,285	1,285
3561	HOBBS SILT LOAM, OCCASIONALLY	GRAS	2G1	No		0.80	1,425	1,140	1,140
3247	MEADIN LOAM, 6-30% SLOPES	GRAS	4G	No		0.40	1,425	570	570
2524	COLY SILT LOAM, 3-11% SLOPES	GRAS	4G1	No		0.10	1,425	145	145
Grass Use Totals :						29.51 ✓		42,055	42,055
2668	HOLDREGE SILT LOAM, 1-3% SLOP	IRRG	1A	No		50.25 ✓	4,930	247,735	247,735
3864	HASTINGS SILT LOAM, 0-1% SLOP	IRRG	1A1	No		39.25 ✓	4,930	193,505	193,505
2521	COLY-HOBBS SILT LOAMS, 0-30%	IRRG	4A	No		9.07 ✓	4,740	42,990	42,990
2524	COLY SILT LOAM, 3-11% SLOPES	IRRG	4A1	No		6.24 ✓	4,740	29,580	29,580
4147	HOLDREGE SOILS, 3-7% SLOPES,	IRRG	3A	No		5.25 ✓	4,775	25,070	25,070
3561	HOBBS SILT LOAM, OCCASIONALLY	IRRG	2A1	No		5.13 ✓	4,930	25,290	25,290
3247	MEADIN LOAM, 6-30% SLOPES	IRRG	4A	No		1.33 ✓	4,740	6,305	6,305
Irrg Use Totals :						116.52 ✓		570,475	570,475
ROAD	COUNTY ROAD	ROAD	ROAD	No		2.00 ✓	0	0	0
Road Use Totals :						2.00		0	0
WASTE	WASTE	WASTE	WASTE	No		5.80 ✓	180	1,045	1,045



WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 05/31/2017

Parcel #	: 001900800	Current Owner : KARR, MICHAEL R & DIANE R							
Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value

Waste Use Totals :	<u>5.80</u>	<u>1,045</u>	<u>1,045</u>
Parcel Totals :	<u>160.00</u>	<u>630,005</u>	<u>630,005</u>

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 05/31/2017

Parcel # : 001900801  
 Current Owner : KARR, MICHAEL R & DIANE R

Map # : 4371-08-0-00000-000-0000  
 Tax District : 45  
 Neighborhood : 1  
 Greenbelt Area/Date :

6480 WEST BLUE VALLEY ROAD  
 BLUE HILL, NE 68930-0000

Legal Description : NW1/4 8-2-11

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2668	HOLDREGE SILT LOAM, 1-3% SLOP DRY		1D	No					
4147	HOLDREGE SOILS, 3-7% SLOPES, DRY		3D	No		3.22	2,705	8,710	8,710
3864	HASTINGS SILT LOAM, 0-1% SLOP DRY		1D1	No		3.24	2,265	7,340	7,340
2521	COLY-HOBBS SILT LOAMS, 0-30% DRY		4D	No		1.88	2,705	5,085	5,085
2524	COLY SILT LOAM, 3-11% SLOPES DRY		4D1	No		1.15	2,190	2,520	2,520
						<u>0.31</u>	2,190	<u>680</u>	<u>680</u>
					Dry Use Totals :	9.80 ✓		24,335	24,335
4147	HOLDREGE SOILS, 3-7% SLOPES, IRRG		3A	No		21.41	4,775	102,235	102,235
3864	HASTINGS SILT LOAM, 0-1% SLOP IRRG		1A1	No		60.29	4,930	297,230	297,230
2668	HOLDREGE SILT LOAM, 1-3% SLOP IRRG		1A	No		28.87	4,930	142,330	142,330
2521	COLY-HOBBS SILT LOAMS, 0-30% IRRG		4A	No		29.96	4,740	142,010	142,010
3247	MEADIN LOAM, 6-30% SLOPES IRRG		4A	No		0.29	4,740	1,375	1,375
3561	HOBBS SILT LOAM, OCCASIONALLY IRRG		2A1	No		4.68	4,930	23,070	23,070
2524	COLY SILT LOAM, 3-11% SLOPES IRRG		4A1	No		<u>2.70</u>	4,740	<u>12,800</u>	<u>12,800</u>
					Irrg Use Totals :	148.20 ✓		721,050	721,050
ROAD	COUNTY ROAD	ROAD	ROAD	No		<u>2.00</u>	0	<u>0</u>	<u>0</u>
					Road Use Totals :	2.00 ✓		0	0
					Parcel Totals :	<u>160.00</u>		<u>745,385</u>	<u>745,385</u>

WEBSTER COUNTY ASSESSOR'S OFFICE  
FARM RESIDENCE DATA

Date of print: 05/31/2017

Inspected By: IS Inspection Date: 07/28/1992

Record: 1 of: 1

Parcel ID #: 001900300 Map #: 4371-05-0-0-68295

KARR, MICHAEL R & DIANE R

Status

: 5-2-11

Legal : W1/2 5-2-11

6480 WEST BLUE VALLEY ROAD  
BLUE HILL, NE 68930-0000

PHYSICAL INFORMATION

Type : N/A  
Quality : N/A  
Condition : N/A  
Arch Type :  
Style :  
Exterior Wall :  
Floor Area :  
Basement Area :  
Sub Floor : CONCRETE SLAB  
Bedrooms :  
Baths :  
Heat Type :  
Roof Type :  
Plumbing Fixt :

Year Built/Age :

Effective Age :

Remodel Date :

Remodel Type :

RESIDENCE VALUATION SUMMARY

Improvement Value : \$0

Lump Sums :

Lump Sums Description :

FINAL ESTIMATE OF VALUE :

FARM VALUATION SUMMARY

Residence Value

\$92,115

Outbuilding Value

\$1,473,075

Total Value

\$1,565,190

Current Total Assessed Value for Parcel # 001900300

\$1,565,190

WEBSTER COUNTY ASSESSOR'S OFFICE  
RURAL OUTBUILDINGS  
Date of Run : 05/31/2017

Parcel # : 001900300  
Current Owner : KARR, MICHAEL R & DIANE R  
6480 WEST BLUE VALLEY ROAD  
BLUE HILL, NE 68930-0000

Map # : 4371-05-0-0-0-68295  
Tax District : 45  
Neighborhood : 1  
Legal Description : W1/2 5-2-11

Appraisal Zone : 1000 Manual Date : 06/13  
COST APPROACH - Values by Marshall & Swift  
Cost Factor : 1

Code	Description	Year	Qual	Condition	Dimensions	Roof Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1	QUON QUONSET Notes : .....	20	Fair		60 x 40 x	GABL METAL	OTHER	CONC	2,400	4.00	9,600	42%	5,570
3	*ST STORAGE BIN Notes :	30	Average		x 36 x 24				19,621	0.80	15,697	32%	10,675
4	*ST STORAGE BIN Notes :	30	Average		x 36 x 24				19,621	0.80	15,697	32%	10,675
5	*ST STORAGE BIN Notes :	30	Average		x 36 x 24				19,621	0.80	15,697	32%	10,675
6	*ST STORAGE BIN Notes :	30	Average		x 36 x 24				19,621	0.80	15,697	32%	10,675
7	*ST STORAGE BIN Notes :	30	Average		x 36 x 24				19,621	0.80	15,697	32%	10,675
8	*ST STORAGE BIN Notes :	30	Average		x 36 x 24				19,621	0.80	15,697	32%	10,675
9	*ST STORAGE BIN Notes :	30	Average		x 36 x 24				19,621	0.80	15,697	32%	10,675
10	*DR DRYING BIN Notes :	30	Average		x 27 x 18				8,277	1.05	8,691	32%	5,910

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
11	*DR DRYING BIN Notes :	30		Average	x 27 x 18					8,277	1.05	8,691	32%	5,910
													Total Outbuilding Value :	92,115

WEBSTER COUNTY ASSESSOR'S OFFICE  
 AGLAND INVENTORY REPORT  
 Date of Print : 05/31/2017

Parcel # : 001900300  
 Current Owner : KARR, MICHAEL R & DIANE R  
 6480 WEST BLUE VALLEY ROAD  
 BLUE HILL, NE 68930-0000

Map # : 4371-05-0-0-0-68295  
 Tax District : 45  
 Neighborhood : 1  
 Greenbelt Area/Date : NO

Legal Description : W1/2 5-2-11

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8869	HORD SILT LOAM, 0-1% SLOPES	DRY	1D	No		4.00	2,705	10,820	10,820
2670	HOLDREGE SILT LOAM, 3-7% SLOP	DRY	2D	No		7.10	2,265	16,080	16,080
4147	HOLDREGE SOILS, 3-7% SLOPES,	DRY	3D	No		3.00	2,265	6,795	6,795
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	4D	No		1.00	2,190	2,190	2,190
Dry Use Totals :						15.10 ✓		35,885	35,885
BLD1	BUILDING SITE 1ST ACRE	FARM	BLD1	No		1.00 ✓	5,765	5,765	5,765
Farm Use Totals :						1.00		5,765	5,765
3864	HASTINGS SILT LOAM, 0-1% SLOP	GRAS	1G1	No		4.90 ✓	1,425	6,985	6,985
Grass Use Totals :						4.90		6,985	6,985
2668	HOLDREGE SILT LOAM, 1-3% SLOP	IRRG	1A	No		28.00 ✓	4,930	138,040	138,040
3864	HASTINGS SILT LOAM, 0-1% SLOP	IRRG	1A1	No		131.00 ✓	4,930	645,830	645,830
2670	HOLDREGE SILT LOAM, 3-7% SLOP	IRRG	2A	No		58.00	4,795	278,110	278,110
2671	HOLDREGE SILT LOAM, 3-7% SLOP	IRRG	3A1	No		14.00	4,775	66,850	66,850
4147	HOLDREGE SOILS, 3-7% SLOPES,	IRRG	3A	No		34.00	4,775	162,350	162,350
2521	COLY-HOBBS SILT LOAMS, 0-30%	IRRG	4A	No		28.00	4,740	132,720	132,720
Irrg Use Totals :						293.00 ✓		1,423,900	1,423,900
ROAD	COUNTY ROAD	ROAD	ROAD	No		6.00	0	0	0
Road Use Totals :						6.00		0	0
WASTE	WASTE	WASTE	WASTE	No		3.00	180	540	540
Waste Use Totals :						3.00		540	540
Parcel Totals :						323.00		1,473,075	1,473,075

COVER PAGE PROPERTY TRANSFER

BreAnna 13053

BOOK & PAGE 2017-935

# PAGES 2

GRANTEE MASTER NAME # Breanna Zimmerman

PARCEL # / FILING NUMBER 000302900

502 W Nemaha St

DOC STAMPS \$ Affidavit

SALES FILE # \_\_\_\_\_

# PAGES \_\_\_\_\_

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					

PROPERTY CLASS	1000	2000	3000	9000	9500	RURAL RESIDENTIAL	_____
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS	SUBURBAN	_____

TAX DISTRICT 195

TOTAL SALE PRICE \$ -0-

SZL ADJUSTMENTS \$ -0-

ASSESSOR ADJUSTMENTS \$ -0-

REVIEW CODE NO

SALES DATE 5-12-2017

DEED TYPE Aff. Transfer w/o Probate

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE			
CODE	1	2	3	<u>4</u>	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	<u>BH</u>	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Transfer of Real Property w/o Probate from Paul Zimmerman - DOD-9-7-2016 to BreAnna Zimmerman.

BK2017, Pg 935

000 302900

State of Nebraska } ss.  
County of Webster }

Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 12 day  
of May A.D., 2017, at 1:45  
o'clock PM. Recorded in Book 2017  
on Page 935-136  
Deb Klingenberg County Clerk  
Sheila Deputy  
Ind. \_\_\_ Comp. \_\_\_ Assessor \_\_\_ Carded \_\_\_

**AFFIDAVIT FOR TRANSFER  
OF REAL PROPERTY WITHOUT PROBATE  
UNDER NEBRASKA PROBATE CODE §30-24,129**

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The undersigned affiant being first duly sworn, does hereby depose and state:

Affiant's father, Paul A. Zimmerman, died on September 7, 2016, then being the owner of record of the following described real estate:

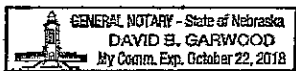
The East half (E½) of Lot Nine (9), and all of Lots Ten (10), Eleven (11) and Twelve (12), Block Eight (8), Original Town of Blue Hill, Webster County, Nebraska.

1. The value of the decedent's interest in all real property in the decedent's estate located in Nebraska did not exceed fifty thousand dollars (\$50,000.00), as determined from the value of the property in the assessment rolls for the year in which the decedent died.
2. Thirty days have elapsed since the death of the Decedent as shown by the certified copy of his death certificate hereto attached.
3. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction.
4. Affiant, the claiming successor, is entitled to the above real estate by reason of the homestead allowance, exempt property allowance, family allowance, or by intestate succession as sole heir of the Decedent.
5. Affiant has been unable to locate any last will and testament made by the decedent.
6. No other person has a right to the interest of the decedent in the described property.
7. The undersigned claiming successor is related to the decedent as as daughter of the decedent. The value of the entire estate of the decedent on the date of death was \$9,838.50.
8. I, the undersigned claiming successor, hereby swear and affirm that all statements in this affidavit are true and material, and acknowledge that any false statement may subject me to penalties for perjury pursuant to Nebraska R.R.S. §28-915. This affidavit is made pursuant to Nebraska Probate Code §30-24,129.

*BreAnna Zimmerman*  
BreAnna Zimmerman

Subscribed and acknowledged before me on May 12, 2017 by BreAnna Zimmerman.

SEAL



*David E. Garwood*  
Notary Public



STATE OF NEBRASKA

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS



DATE OF ISSUANCE  
9/20/2016

*Stanley A. Cooper*  
STANLEY S. COOPER  
ASSISTANT STATE REGISTRAR  
DEPARTMENT HEALTH AND  
HUMAN SERVICES

LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES  
CERTIFICATE OF DEATH

16-06501

1. DECEDENT'S NAME (First, Middle, Last, Suffix) <b>Paul Allan Zimmerman</b>		2. SEX M/ma		3. DATE OF DEATH (Mo., Day, Yr.) September 7, 2016	
4. CITY AND STATE OF TERRITORY, OR FOREIGN COUNTRY OF BIRTH Norfolk, Virginia		5a. AGE - Last Birthday (Yrs.) 48		5b. UNDER 1 YEAR MOSE. DAYS HOURS MINS.	
6. SOCIAL SECURITY NUMBER		7a. PLACE OF DEATH HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> ER/Outpatient <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> OOA <input type="checkbox"/> Other (Specify)		8. DATE OF BIRTH (Mo., Day, Yr.) October 12, 1967	
9a. CITY OR TOWN OF DEATH (Include Zip Code) Blue Hill 68930		9b. COUNTY Webster		9c. CITY OR TOWN Blue Hill	
10a. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input checked="" type="checkbox"/> Divorced <input type="checkbox"/> Unknown		10b. NAME OF SPOUSE (First, Middle, Last, Suffix) if wife, give maiden name Margaret Jeanne Bohy		10c. INSIDE CITY LIMITS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
11. FATHER'S NAME (First, Middle, Last, Suffix) Harry Charles Zimmerman		12. MOTHER'S NAME (First, Middle, Maiden Surname) Margaret Jeanne Bohy		13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unknown) No	
14a. INFORMANT NAME Margaret Zimmerman		14b. RELATIONSHIP TO DECEDENT Mother		14c. DATE (Mo., Day, Yr.) September 12, 2016	
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Reburial <input type="checkbox"/> Other (Specify)		16a. EMBALMER SIGNATURE Not Embalmed		16b. LICENSE NO.	
16c. CEMETERY, CREMATORY OR OTHER LOCATION BV Cremation Center		CITY/TOWN Hastings		STATE Nebraska	
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Mehner-Butler Mortuary, Inc., 501 West Gage Street, PO Box 185, Blue Hill, Nebraska					17b. Zip Code 68930
<b>CAUSE OF DEATH (See Instructions and examples)</b>					
18. PART I. Enter the chain of events - diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or circulatory arrest without showing the etiology. DO NOT abbreviate. Enter only one cause on a line. Add additional lines if necessary.				APPROXIMATE INTERVAL onset to death Minutes	
IMMEDIATE CAUSE: a) Cerebral Hemorrhage				onset to death	
DUE TO, OR AS A CONSEQUENCE OF: b)				onset to death	
DUE TO, OR AS A CONSEQUENCE OF: c)				onset to death	
DUE TO, OR AS A CONSEQUENCE OF: d)				onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS - Conditions contributing to the death but not resulting in the underlying cause given in PART I.					19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
20. IS FEMALE? <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Homicide <input checked="" type="checkbox"/> Accident <input type="checkbox"/> Pending investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)	
22a. DATE OF INJURY (Mo., Day, Yr.) September 7, 2016		22b. TIME OF INJURY Unknown		22c. PLACE OF INJURY - At home, farm, street, factory, office building, construction site, etc. (Specify) Home	
23a. INJURY AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		23b. DESCRIBE HOW INJURY OCCURRED Paul was in a wheelchair in the kitchen and fell out of his wheelchair hitting his head.			
24a. DATE SIGNED (Mo., Day, Yr.) September 14, 2016		24b. TIME OF DEATH Approx. 12:00 PM		24c. TIME PRONOUNCED DEAD September 12, 2016 09:35 AM	
25a. DATE OF DEATH (Mo., Day, Yr.)		25b. TIME OF DEATH		25c. TIME PRONOUNCED DEAD	
26a. REGISTRAR'S SIGNATURE <i>Stanley A. Cooper</i>		26b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) September 15, 2016			

To be completed by: FUNERAL DIRECTOR

To be completed by: CERTIFIER

To be completed by: MEDICAL CERTIFIER ONLY

To be completed by: CRIMINAL JUSTICE AGENCY ONLY

0038743

VOID

VOID

RECEIVED  
NOV 07 2016  
CLAIMS

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 05/17/2017  
Inspected By: SK Inspection Date: 08/05/2015

Record : 1 of: 1

Parcel ID #: 000302900 Map # : 4133-00-0-20005-008-6190  
ZIMMERMAN, BREANNA Situs :502 W NEMAHA ST  
2631 WYANDOTTE STREET Legal :EAST 1/2 LOT 9 & ALL LOTS 10-12 BLOCK  
LAS VEGAS, NV 89102- 8 ORIGINAL TOWN BLUE HILL

LOT INFORMATION

Neighborhood : 300 BLUE HILL Value Method: SF  
Lot Width : 77 # of Units : 10395  
Lot Depth : 135 Unit Value : 0.25  
Topography : LEVEL Amenities Adjustments :  
Street Access : P,SW,C&G Lot Value : 2,590  
Utilities : ALL

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1890/127  
Quality : 30 - Average Effective Age :  
Condition : 10 - Poor Remodel Date :  
Arch Type : Remodel Type :  
Style : Two-Story 51% One-Story 49%  
Exterior Wall : 100% VINYL  
Floor Area : 2,264  
Basement Area : 544  
Sub Floor : WOOD JOIST/WOOD SUBFLOOR  
Bedrooms : 4  
Baths : 2.0  
Heat Type : 75% WARM & COOLED 25% FORCED AIR  
Roof Type : COMP SHINGLES  
Plumbing Fixt : 7

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) ..... \$14,395  
Estimate of Value (Using Market Approach) .....  
Estimate of Value (Using Model) .....  
Model # and Description  
Calculations 0 x 0

FINAL ESTIMATE

Improvement Value ..... \$11,805  
Land Value ..... \$2,590  
FINAL ESTIMATE OF VALUE ..... \$14,395  
Value per Square Foot ..... 5  
Current Total Assessed Value for Parcel # 000302900 ..... \$14,395

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/17/2017

Record : 1 of: 1

Parcel ID #: 000302900	Map #: 4133-00-0-20005-008-6190
ZIMMERMAN, BREANNA	Situs : 502 W NEMAHA ST
2631 WYANDOTTE STREET	Legal : EAST 1/2 LOT 9 & ALL LOTS 10-12 BLOCK
LAS VEGAS, NV	89102- 8 ORIGINAL TOWN BLUE HILL

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000      Manual Date : 06/13      Cost Factor : 0.95

DESCRIPTION	Square feet	Base SF Cost	Total Cost
BASIC STRUCTURE COST	2,264	x 69.21	= 156,691
<u>ADJUSTMENTS</u>			
ROOFING			
SUBFLOOR			
HEATING & COOLING	2,264	1.51	3,419
PLUMBING Base is: 9 (under base)	2	1176.67	(2,241)
BASEMENT COST	544	18.52	10,075
PARTITION FINISH			
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	2264	x 74.18	= 167,944
<u>IMPROVEMENTS</u>			
BUILT-IN GARAGE	576	19.83	11,420
CONCRETE DRIVE	900	4.00	3,600
SHED/AVE	60	2.38	17% 120 *
SOLID WALL PORCH	130	54.96	7,145
SLAB W/ROOF & STEPS	198	23.45	4,645

TOTAL REPLACEMENT COST NEW      2264      x      86.02      =      194,755

Depreciation : 94% Total      94% Physical      Functional      Economic  
Less Depreciation/Plus Appreciation :      (183,070)

Improvement Value .....	\$11,685
Land Value .....	\$2,590
Lump Sums	120 *
ESTIMATE OF VALUE (USING THE COST APPROACH) .....	\$14,395
Value per Square Foot .....	\$5.00

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

RESIDENTIAL SALES FILE

PAGE 1

COMMENTS

BOOK-PAGE 2017-935

DATE OF SALE 5-12-2017

LEGAL DESCRIPTION E/2 Lot 9 + ALL Lots 10 to 12 Block 8 Original town BH

LOCATION ID PARCEL(S) 000302900 - filing 6/90

ASSESSOR LOCATION BH

ADDRESS OF PROPERTY 502 W Nemeha

YEAR	LAND	IMPROVEMENTS	TOTAL
2014	2590	6275	8865
2015	2590	6275	8865
2016	2590	11805	14395

SELLING PRICE 0 | 521 ADJUSTMENT | ASSESSOR ADJUSTMENT | ADJUSTED SELLING PRICE

SCHOOL BASE # 6104-960024 | HOUSE QUALITY 30 | HOUSE CONDITION 10 | DATE OF CONSTRUCTION 1890

MOBILE HOME NA

COVER PAGE PROPERTY TRANSFER

Trustees

10478

BOOK & PAGE 2017-893

# PAGES 3

GRANTEE MASTER NAME # \_\_\_\_\_

PARCEL # /  
FLING NUMBER 00114200

00114401

Richard + Emeline Family Trust

Rodney + Keith Ely, Trustees

DOC STAMPS \$ \_\_\_\_\_

33-2-9

SALES FILE # \_\_\_\_\_

# PAGES \_\_\_\_\_

NEIGHBORHOOD #	1 AGRICULTURAL	100 GUIDE ROCK RESIDENTIAL	105 GUIDE ROCK COMMERCIAL	200 RED CLOUD RESIDENTIAL	205 RED CLOUD COMMERCIAL	300 BLUE HILL RESIDENTIAL	305 BLUE HILL COMMERCIAL	400 BLADEN RESIDENTIAL
	405 BLADEN COMMERCIAL	500 COWLES W/HOME SITE	505 COWLES NO HOME SITE	510 COWLES COMMERCIAL W/SITE	515 COWLES COMMERCIAL / NO SITE	600 ROSEMONT W/HOME SITE	605 ROSEMONT / NO HOME SITE	610 ROSEMONT COMMERCIAL W/SITE
	615 ROSEMONT COMMERCIAL / NO SITE	700 INAVALE W/HOME SITE	705 INAVALE / NO HOME SITE	710 INAVALE COMMERCIAL	800 AMBOY VILLAGE W/ HOME SITE	805 AMBOY VILLAGE / NO HOME SITE	1000 RURAL COMMERCIAL	1005 RURAL COMMERCIAL
	1010 GRASS GREEN / GOLF COURSE	1015 SAND GREEN / GOLF COURSE	1020 RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	9000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 4045

TOTAL SALE PRICE \$ \_\_\_\_\_

SZL ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 5-5-2017

DEED TYPE Trustee Succession

SALE QUAL	YES	ADJUSTED	SUBCHNGD	<u>NO</u>	MOBILE			
CODE	1 USABILITY	2 AS ADJUSTED	3 SUBCHANGED	<u>4 SALE NOT TO BE USED</u>	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH BLUE HILL	BLA BLADEN	COW COWLES	GR GUIDE ROCK	INA INAVALE	RC RED CLOUD	ROS ROSEMONT	<u>RUR RURAL</u>

COMMENTS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

State of Nebraska } ss.  
County of Webster } Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 3 day  
of May, A.D., 2017, at 11:05  
o'clock PM. Recorded in Book 2017  
on Page 893-895  
Dee Klingenberg County Clerk  
BB Deputy  
Ind \_\_\_ Comp \_\_\_ Assessor \_\_\_ Carded \_\_\_

**CERTIFICATION OF TRUSTEE SUCCESSION**  
(Pursuant to Nebraska R.R.S. §30-38,101 to §30-38,106)

(This Certification Affidavit is provided in lieu of a copy of all or portions of the Trust Agreement in order to maintain the privacy of the Family Trust Agreement and third parties may rely upon it as provided in the Nebraska Uniform Trust Code.)

The undersigned being all of the currently acting trustee(s) of the trust, being first duly sworn on oath, depose and say:

1. The Richard and Emeline Ely Family Trust dated October 7, 2002, is a valid and existing trust agreement, and it is now irrevocable, due to the death of Emeline M. Ely on February 23, 2007, and Richard L. Ely on April 19, 2017, the Settlers, Grantors and prior Trustees as set forth in the certified copy of death certificate attached hereto.

2. The trust identification number is: XX-XXX0285

3. The current Trustee(s) of the trust are:

Rodney P. Ely 2112 Highway 136, Guide Rock, NE 68942

Keith E. Ely 477 Peak View Drive, Estes Park, CO 80517

4. The Trustee(s) of said Trust have all of the powers set forth in the Nebraska Uniform Trust Code, which includes full power to manage, deal with, sell, transfer and convey any property, real or personal, of the trust and to execute and deliver any documents and contracts in connection therewith, and specifically including bank accounts, brokerage accounts and other intangibles.

5. This Affidavit is made to facilitate management or conveyance of any of the trust property, including the following described trust real estate, to wit:

All of Section Thirty-three (33), Township Two (2) North, Range Nine (9) West of the 6th P.M.; EXCEPT the East 700 feet of the South 800 feet thereof; EXCEPT tracts conveyed to the State of Nebraska for highway, and EXCEPT

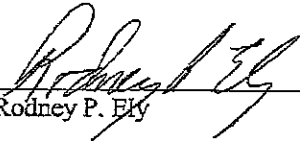
A tract of land located in the SW¼ of Section 33-T2N-R9 West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the South line of said SW¼ bears S89°15'01"E; Commencing at the SW corner of said Section 33; thence S89°15'01"E 488.25 feet to a point on the Section Line; thence N00°44'59"E 61.54 feet to a point on the North R.O.W. Line of Highway 136, said point also being the True Point of Beginning; thence N00°04'43"W leaving said R.O.W. Line 540.15 feet to a point; thence N86°52'31"E 405.00 feet to a point;

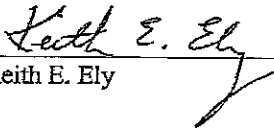
*The Country Club*  
*Rod Jamies Home*

thence S02°17'29"E 554.55 feet to a point on said R.O.W. Line of Highway 136; thence S01°00'08"W on said line 12.96 feet to a point; thence N89°20'57"W 425.63 feet to the True Point of Beginning; said tract containing 5.28 acres more or less.

- 6. The trust has not been revoked or amended to make any representations contained herein incorrect.

IN WITNESS WHEREOF, all the acting trustees have signed this instrument on the date set forth below.


  
Rodney P. Ely

  
Keith E. Ely

STATE OF NEBRASKA, COUNTY OF WEBSTER ) ss.

The foregoing instrument was acknowledged before me on May 3, 2017, by Rodney P. Ely and Keith E. Ely.



  
Notary Public

STATE OF NEBRASKA

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS



Stanley S. Cooper  
STANLEY S. COOPER  
ASSISTANT STATE REGISTRAR  
DEPARTMENT OF HEALTH AND  
HUMAN SERVICES

DATE OF ISSUANCE  
5/4/2017

LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES  
CERTIFICATE OF DEATH

17 05730

To be completed/verified by: FUNERAL DIRECTOR	1. DECEDENT'S NAME (First, Middle, Last, Suffix) Richard Lewis Ely		2. SEX Male		3. DATE OF DEATH (Mo., Day, Yr.) April 19, 2017	
	4. CITY AND STATE, OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Guide Rock, Nebraska		5a. AGE - Last Birthday (Yrs.)	5b. UNDER 1 YEAR MOS. DAYS HOURS MINS.	6. DATE OF BIRTH (Mo., Day, Yr.)	
	7. SOCIAL SECURITY NUMBER		8a. PLACE OF DEATH HOSPITAL <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DCA OTHER <input checked="" type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)			
	8b. FACILITY NAME (If not institution, give street and number) Heritage of Red Cloud		8c. COUNTY OF DEATH Webster			
	8c. CITY OR TOWN OF DEATH (Include Zip Code) Red Cloud 68970			8d. COUNTY OF DEATH Webster		
	9a. RESIDENCE STATE Nebraska		9b. COUNTY Webster		9c. CITY OR TOWN Guide Rock	
	9d. STREET AND NUMBER 2112 Hwy 136		9e. APT. NO.	9f. ZIP CODE 68942		9g. INSIDE CITY LIMITS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	10a. MARITAL STATUS AT TIME OF DEATH <input type="checkbox"/> Married <input type="checkbox"/> Never Married <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown		10b. NAME OF SPOUSE (First, Middle, Last, Suffix) if wife, give maiden name Emeline M Weesner			
	11. FATHER'S NAME (First, Middle, Last, Suffix) Lewis Wattson Ely		12. MOTHER'S NAME (First, Middle, Maiden Surname) Alice Magdalene Garber			
	13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk) Yes - 04/11/1944-02/22/1946		14a. INFORMANT NAME Rodney P. Ely		14b. RELATIONSHIP TO DECEDENT Son	
15. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input type="checkbox"/> Donation <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER SIGNATURE Not Embalmed		16b. LICENSE NO.		
16c. DATE (Mo., Day, Yr.) April 19, 2017		16d. CEMETERY, CREMATORY OR OTHER LOCATION BV Cremation Center				
16e. CITY/TOWN Hastings		16f. STATE Nebraska				
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Simonson-Williams Funeral Home, 241 W. 4th Ave., Red Cloud, Nebraska					17b. Zip Code 68970	
CAUSE OF DEATH (See instructions and examples)						
18. PART I. Enter the chain of events—diseases, injuries, or complications—that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or venous thrombosis without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary.						APPROXIMATE INTERVAL onset to death 2 Years
IMMEDIATE CAUSE (Final disease or condition resulting in death) a) Renal Failure						onset to death 10+
DUE TO, OR AS A CONSEQUENCE OF: b) Atherosclerosis						onset to death
DUE TO, OR AS A CONSEQUENCE OF: c)						onset to death
Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST c)						onset to death
18. PART II. OTHER SIGNIFICANT CONDITIONS—Conditions contributing to the death but not resulting in the underlying cause given in PART I. Anemia, COPD						19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY		22c. PLACE OF INJURY—At home, farm, street, factory, office building, construction site, etc. (Specify)		
22d. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED				
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN		STATE		ZIP CODE
23a. DATE OF DEATH (Mo., Day, Yr.) April 19, 2017		23b. DATE SIGNED (Mo., Day, Yr.) May 4, 2017		23c. TIME OF DEATH 10:35 AM		
23d. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) David Little, MD		24a. DATE SIGNED (Mo., Day, Yr.)		24b. TIME OF DEATH		
24c. PRONOUNCED DEAD (Mo., Day, Yr.)		24d. TIME PRONOUNCED DEAD		24e. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)		
25. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		26a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		26b. WAS CONSENT GRANTED? Not Applicable if 26a is NO <input type="checkbox"/> YES <input type="checkbox"/> NO		
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) David Little, MD, 2115 N Kansas Avenue, Hastings, Nebraska, 68901						
28a. REGISTRAR'S SIGNATURE Stanley S. Cooper				28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) May 4, 2017		

0081744



COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-883

# PAGES 2

GRANTEE MASTER NAME# Death Certificate

PARCEL # / FILING NUMBER \_\_\_\_\_

002408700

002408900

002409000

002409100

002410800

DOC STAMPS \$ \_\_\_\_\_

SALES FILE# \_\_\_\_\_

# PAGES \_\_\_\_\_

9-3-12

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL _____	
							SUBURBAN _____	

TAX DISTRICT 120

TOTAL SALE PRICE \$ \_\_\_\_\_

SZL ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 5-2-2017

DEED TYPE Death Certificate

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	BH	BLA	CDW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Just Removing Randal Lee Volk DOD-2-5-2016

Deputy  
Carded

SPACE ABOVE RESERVED FOR REGISTER OF DEEDS OFFICE RECORDING INFORMATION

RETURN TO: Duncan, Walker, Schenker & Daake, P.C., L.L.O.  
P.O. Box 340  
Hildreth, Nebraska 68947

TITLE OF DOCUMENT:

CERTIFIED DEATH CERTIFICATE FOR DEEDS

- Transfer on Death
- Life Estate

- Joint Tenancy
- Other

PLEASE INDEX AGAINST THE FOLLOWING REAL ESTATE:

North Half (N½) of Section 28, Township 3 North, Range 12, West of the 6<sup>th</sup> p.m., Webster County, Nebraska; and 002410800

South Half (S½), Section 20, Township 3, North, Range 12, West of the 6<sup>th</sup> p.m., Webster County, Nebraska; and 002409000 002409100

Northeast Quarter (NE¼), Section 19, Township 3, North, Range 12, West of the 6<sup>th</sup> p.m., Webster County, Nebraska; and 002408700

West Half of the Southeast Quarter (W½SE¼), Section 19, Township 3, North, Range 12, West of the 6<sup>th</sup> p.m., Webster County, Nebraska. 002408900

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS



Stanley S. Cooper
STANLEY S. COOPER
ASSISTANT STATE REGISTRAR
DEPARTMENT HEALTH AND
HUMAN SERVICES

DATE OF ISSUANCE
03/17/2016

LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

16 00983

CERTIFICATE OF DEATH

Form containing fields for decedent information, cause of death, manner of death, and registrar signature. Includes sections for 'To be completed/verified by: FUNERAL DIRECTOR' and 'To be completed by: CERTIFIER'.

0006710

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE 2017-885

# PAGES 2

GRANTEE MASTER NAME # Death Certificate

PARCEL # / FILING NUMBER \_\_\_\_\_

002408700

002408900

002409000

002409100

002410800

DOC STAMPS \$ \_\_\_\_\_

9-3-12

SALES FILE # \_\_\_\_\_

# PAGES \_\_\_\_\_

NEIGHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE / NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/HOME SITE	AMBOY VILLAGE / NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
						RURAL RESIDENTIAL		
						SUBURBAN		

TAX DISTRICT 120

TOTAL SALE PRICE \$ \_\_\_\_\_

52% ADJUSTMENTS \$ \_\_\_\_\_

ASSESSOR ADJUSTMENTS \$ \_\_\_\_\_

REVIEW CODE NO

SALES DATE 5-2-2017

DEED TYPE Death Certificate

SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE
CODE	1	2	3	4	5
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT

LOCATION CODE	BH	BLA	COW	GR	INA	RC	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL

COMMENTS Removing Hazel Volk from legal

State of Nebraska } ss.  
County of Webster } Entered on the  
numerical index and filed for record in the  
Clerk's office of said county this 2 day  
of May A.D., 2017, at 2:15  
o'clock P M. Recorded in Book 3017  
on Page 885-886  
Deb Klingenberg County Clerk  
1100 Deputy  
Ind. Comp. Assessor Carded

SPACE ABOVE RESERVED FOR REGISTER OF DEEDS OFFICE RECORDING INFORMATION

RETURN TO: Duncan, Walker, Schenker & Daake, P.C., L.L.O.  
P.O. Box 340  
Hildreth, Nebraska 68947

TITLE OF DOCUMENT:

CERTIFIED DEATH CERTIFICATE FOR DEEDS

- Transfer on Death
- Life Estate

- Joint Tenancy
- Other

PLEASE INDEX AGAINST THE FOLLOWING REAL ESTATE:

North Half (N½) of Section 28, Township 3 North, Range 12, West of the 6<sup>th</sup> p.m., Webster County, Nebraska; and 002410800

South Half (S½), Section 20, Township 3, North, Range 12, West of the 6<sup>th</sup> p.m., Webster County, Nebraska; and 00240900 +

Northeast Quarter (NE¼), Section 19, Township 3, North, Range 12, West of the 6<sup>th</sup> p.m., Webster County, Nebraska; and 002409100

West Half of the Southeast Quarter (W½SE¼), Section 19, Township 3, North, Range 12, West of the 6<sup>th</sup> p.m., Webster County, Nebraska. 002408700  
002408900

STATE OF NEBRASKA

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DATE OF ISSUANCE  
7/27/2016

STANLEY S. COOPER  
ASSISTANT STATE REGISTRAR  
DEPARTMENT OF HEALTH AND HUMAN SERVICES

LINCOLN, NEBRASKA

STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

15-01420

CERTIFICATE OF DEATH

1. DECEDENT'S NAME (First, Middle, Last, Suffix) Hazel D Volk			2. SEX Female		3. DATE OF DEATH (Mo., Day, Yr.) January 6, 2015		
4. CITY AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH Franklin County, Nebraska			5a. AGE at Last Birthday (Year) 80		5b. UNDER 1 YEAR 5c. UNDER 1 DAY		
5d. HOURS 5e. MIN.			6. DATE OF BIRTH (Mo., Day, Yr.)				
7a. PLACE OF DEATH HOSPITAL <input checked="" type="checkbox"/> Inpatient OTHER <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Outpatient <input type="checkbox"/> Decedent's Home <input type="checkbox"/> DCA <input type="checkbox"/> Other (Specify)			7b. FACILITY NAME (If not institution, give street and number) Nebraska Medical Center				
8a. CITY OR TOWN OF DEATH (Include Zip Code) Omaha 68138			8b. COUNTY OF DEATH Douglas				
9a. RESIDENCE STATE Nebraska		9b. COUNTY Franklin		9c. CITY OR TOWN Upland			
9d. STREET AND NUMBER 1757 Q Road			9e. APT. NO.		9f. ZIP CODE 68961		
9g. INSIDE CITY LIMITS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
10a. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Never Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Unknown			10b. NAME OF SPOUSE (First, Middle, Last, Suffix) If wife, give maiden name Dallas Volk				
11. FATHER'S NAME (First, Middle, Last, Suffix) Edward William Steinkruger			12. MOTHER'S NAME (First, Middle, Maiden Surname) Rena Bunger				
13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. (Yes, No, or Unk.) No			14a. INFORMANT NAME Dallas Volk		14b. RELATIONSHIP TO DECEDENT Spouse		
15. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial <input type="checkbox"/> Donation <input type="checkbox"/> Cremation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal <input type="checkbox"/> Other (Specify)		16a. EMBALMER SIGNATURE Judson J. Dannel		16b. LICENSE NO. 1273		16c. DATE (Mo., Day, Yr.) January 10, 2015	
17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City or Town, State) Layton-Craig Funeral Home, 336 N. Nebraska Ave., Minden, Nebraska			17b. CITY/TOWN Macon		17c. STATE Nebraska		
17d. ZIP CODE 68959							
<b>CAUSE OF DEATH (See instructions and examples)</b>							
18. PART I. Enter the chain of events - diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT abbreviate. Enter only one cause on a line. Add additional lines if necessary.						APPROXIMATE INTERVAL onset to death Days	
IMMEDIATE CAUSE (Final disease or condition resulting in death) a) Staphylococcal Septic Shock						onset to death Days	
SEQUENTIALLY list conditions, if any, leading to the cause listed on line a) b) Mitral Valve Endocarditis						onset to death	
Enter the UNDERLYING CAUSE (Cause of injury that initiated the events resulting in death) c) DUE TO, OR AS A CONSEQUENCE OF:						onset to death	
d) DUE TO, OR AS A CONSEQUENCE OF:						onset to death	
18. PART II. OTHER SIGNIFICANT CONDITIONS - Conditions contributing to the death but not resulting in the underlying cause given in PART I. Severe Pulmonary Hypertension						19. WAS MEDICAL EXAMINER OR CORONER CONTACTED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
20. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		21a. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined		21b. IF TRANSPORTATION INJURY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)		21c. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
22a. DATE OF INJURY (Mo., Day, Yr.)		22b. TIME OF INJURY		22c. PLACE OF INJURY - At home, farm, street, factory, office building, construction site, etc. (Specify)			
22d. INJURY AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		22e. DESCRIBE HOW INJURY OCCURRED					
22f. LOCATION OF INJURY - STREET & NUMBER, APT. NO.		CITY/TOWN		STATE		ZIP CODE	
23a. DATE OF DEATH (Mo., Day, Yr.) January 6, 2015		23b. DATE SIGNED (Mo., Day, Yr.) February 23, 2015		23c. TIME OF DEATH 11:50 PM		24a. DATE SIGNED (Mo., Day, Yr.)	
24b. DATE SIGNED (Mo., Day, Yr.)		24c. TIME SIGNED		24d. DATE PRONOUNCED DEAD (Mo., Day, Yr.)		24e. TIME PRONOUNCED DEAD	
25. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) James N. Sullivan, MD		26. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title)					
27. DID TOBACCO USE CONTRIBUTE TO THE DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROBABLY <input type="checkbox"/> UNKNOWN		27a. HAS ORGAN OR TISSUE DONATION BEEN CONSIDERED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		27b. WAS CONSENT GRANTED? Not Applicable if 27a is NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print) James N. Sullivan, MD, 984455 Nebraska Medical Center, Omaha, Nebraska, 68198							
28a. REGISTRAR'S SIGNATURE A. H. T. P. D.			28b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) February 25, 2015				

To be completed by REGISTERAL DIRECTOR

To be completed by CERTIFIER

To be completed by MEDICAL CERTIFIER ONLY

To be completed by APPROPRIATE REPRESENTATIVE OF COUNTY HEALTH DEPARTMENT

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